



Onondaga County Planning Board

March 29, 2017

SYRACUSE-ONONDAGA COUNTY PLANNING AGENCY
CONFERENCE ROOM, 1100 CIVIC CENTER
421 MONTGOMERY STREET
SYRACUSE, NEW YORK

I. ATTENDANCE

MEMBERS PRESENT

Douglas Morris
Daniel Cupoli
James Corbett via Skype
Bill Fisher
Lisa Dell
Marty Voss

STAFF PRESENT

Megan Costa
Allison Bodine
Robin Coon

GUESTS PRESENT

Corbin Cox

II. CALL TO ORDER

The meeting was called to order at 11:00 AM on March 29, 2017.

III. MINUTES

Minutes from March 8, 2017 were submitted for approval. Lisa Dell made a motion to accept the minutes. Daniel Cupoli seconded the motion. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; James Corbett - yes; Daniel Cupoli - yes; Lisa Dell - yes; Marty Voss - yes.

IV. ACTIONS ON GML SECTION 239 REFERRALS

Summary

S-17-23	TMarPB	No Position	S-17-24	TCamPB	Modification
S-17-25	CSyrPB	No Position With Comment	S-17-26	TCicPB	Modification
S-17-27	TDewPB	No Position	Z-17-100	TPomPB	Modification
Z-17-101	TCamPB	Modification	Z-17-102	VMarVB	Approval
Z-17-103	CSyrZBA	Modification	Z-17-104	TOnoTB	Modification
Z-17-105	TCicTB	No Position With Comment	Z-17-107	TCicPB	Modification
Z-17-108	TCicZBA	Modification	Z-17-109	TCicZBA	No Position
Z-17-110	TCicZBA	No Position With Comment	Z-17-111	TCicPB	Modification
Z-17-112	VNsyPB	Modification	Z-17-113	VNsyPB	Modification
Z-17-114	VNsyZBA	Modification	Z-17-115	CSyrZA	No Position With Comment
Z-17-116	TDewZBA	No Position	Z-17-117	TDewPB	No Position
Z-17-72	TGedZBA	Modification	Z-17-73	TGedZBA	Modification
Z-17-93	CSyrPB	No Position	Z-17-94	CSyrZBA	No Position
Z-17-95	CSyrPB	Modification	Z-17-96	TClaTB	No Position With Comment
Z-17-97	CSyrPB	No Position	Z-17-98	TClaPB	Modification
Z-17-99	TGedZBA	Modification			



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 29, 2017

OCPB Case # S-17-23

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Marcellus Planning Board at the request of Petrera / Hofmann Subdivision for the property located at 4439 & 4445 Lathrop Drive; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of a farm operation located in an Agricultural District; and
- WHEREAS, the applicant is proposing a lot line adjustment on two parcels totaling 4.053 acres to create Lot 1 (2.036 acres) and Lot 2 (2.017 acres) in a Residential (R1) zoning district; and
- WHEREAS, the site is located in a rural area on the northern end of Lathrop Road, a dead end road, in the Town of Marcellus; and surrounded by agricultural fields, low density housing, and forested lots; and
- WHEREAS, the submitted Final Plat dated February 20, 2017 shows Lot 4439, containing a two-story wood frame house, asphalt drive, sidewalk, porch, deck, in-ground pool, shed, coop, and light pole, and Lot 4445, containing a two-story wood frame house, asphalt drive, sidewalk, porch, deck, and shed, have frontage on Lathrop Drive; and Lot 4938 backs the lots to the west; and
- WHEREAS, per the submitted Final Plat, existing Lot 4938 (2.038 acres) will be subdivided and combined with existing Lots 4439 and 4445 to create Lots 1 (2.036 acres) and 2 (2.017 acres), respectively; and
- WHEREAS, both proposed lots have existing driveway access to Lathrop Drive, a local road; and
- WHEREAS, 20-foot drainage easements run north-south along the easterly and westerly lines of Lot 4938; and a 20-foot drainage easement runs east-west along the northerly line of Lot 4445; and
- WHEREAS, both existing houses are served by municipal water and individual septic systems, and the site is located outside of the Onondaga County Sanitary District; and
- WHEREAS, no changes to the existing structures or land are proposed; and
- WHEREAS, two referrals were received from the Town of Marcellus for the proposed lot line adjustment; the Board is reviewing them as one project referral; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has determined that said referral will have no significant adverse inter-community or county-wide implications and may consequently be acted on solely by the referring board.

The motion was made by Marty Voss and seconded by Bill Fisher. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; James Corbett - yes; Daniel Cupoli - yes; Lisa Dell - yes; Marty Voss - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 29, 2017

OCPB Case # S-17-24

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Camillus Planning Board at the request of Arnold Schmidt for the property located at Winchell & Lawrence Roads; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Winchell Road (Route 162), a county highway; and
- WHEREAS, the applicant is proposing to subdivide a 2.94-acre parcel into three residential lots, Lot 1 (1.173 acres), Lot 2 (0.787 acres) and Lot 3 (0.980 acres) in a Residential (R3) zoning district; and
- WHEREAS, the site is located near the intersection of Winchell Road (Route 162), a county road, and Lawrence Road in the Town of Camillus; and surrounding land uses include Sacred Heart Cemetery, Solvay Middle School, and various residential and vacant parcels; and
- WHEREAS, the Final Plat dated March 8, 2017 shows that tax parcel 010.-05-31.1 (2.94 acres) would be subdivided into three new lots, Lot 1 (1.173 acres) to the east, Lot 2 (0.787 acres), and Lot 3 (0.980 acres) to the west; and
- WHEREAS, proposed Lots 1, 2, and 3 would have frontage on Lawrence Road; and Lot 3 would also have frontage on Winchell Road (Route 162), a county road; and
- WHEREAS, the site is not served by existing municipal water or wastewater services; per the referral application, new municipal water connections and new individual septic systems are proposed for the project; and
- WHEREAS, a portion of the proposed Lot 1, approximately 0.4 acres of the eastern portion of the lot, is located within the 100-year floodplain per FEMA Flood Insurance Rate Map (FIRM), which may require elevation of structures and other mitigation; the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and
- WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that a portion of the site or land adjoining the site contains wetlands or other regulated waterbodies; and
- WHEREAS, the EAF mapper indicates that the site is located over, or immediately adjoining, primary and principal aquifers; and
- WHEREAS, the site contains waterbodies listed as water-quality impaired (Ninemile Creek lower and minor tributaries) per the EAF mapper; and
- WHEREAS, per the EAF mapper, the project site or a portion of it is located in or adjacent

to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archeological site registry; the municipality is advised to contact the New York State Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the SEQR process; and

WHEREAS, the EAF mapper indicates that the site of the proposed action may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; a permit may be required from the New York State Department of Environmental Conservation (NYS DEC) if the species is listed as endangered or threatened and the NYS DEC determines that the project may be harmful to the species or its habitat; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board recommends the following MODIFICATION(S) to the proposed action prior to local board approval of the proposed action:

The Onondaga County Health Department must formally approve any existing or proposed septic systems for all lots less than five acres prior to Department endorsement of this subdivision plan and prior to town subdivision approval.

The Board also offers the following comments:

1. Per the Onondaga County Department of Transportation, all access to lots must come from Lawrence Road. No direct access shall be permitted from Winchell Road.
2. The applicant is advised to ensure all necessary permits and approvals are obtained from federal, state, or other municipal agencies for any alterations of or drainage into existing waterbodies and wetlands on site.
3. The municipality is encouraged to minimize exposure to damage from natural hazards and uphold local flood ordinance requirements, as required for good standing in the National Flood Insurance Program, by ensuring that any proposed development would not negatively affect drainage patterns in or near the floodplain.
4. Per the New York State Department of Environmental Conservation (NYS DEC), if a proposed project is in an area containing threatened or endangered species and/or associated habitats, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional NYS DEC Division of Environmental Permits office.
5. The Onondaga County Water Authority (OCWA) recommends that the municipality and/or applicant contact OCWA's Engineering Department early in the planning process to determine water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability.

The motion was made by Daniel Cupoli and seconded by Bill Fisher. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; James Corbett - yes; Daniel Cupoli - yes; Lisa Dell - yes; Marty Voss - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 29, 2017

OCPB Case # S-17-25

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the City of Syracuse Planning Commission at the request of 728 EGSU, LLC for the property located at 728 East Genesee Street; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Route 81, a state highway, and Hutchings Psychiatric Hospital, a state owned facility; and
- WHEREAS, the applicant is seeking to combine nine lots into one on a single existing tax parcel totaling 0.98 acres as part of a project to restore an existing historic church building for retail uses, demolish an adjacent building and construct an 11-story, 191-unit apartment building in a Business A (BA) zoning district; and
- WHEREAS, the Board is concurrently reviewing Project Site Review (Z-17-95) and Area Variance (S-17-103) referrals for the project; and
- WHEREAS, the site is located within the University area of the City of Syracuse, with frontage on East Genesee Street and Cedar Street, and facing Forman Park; East Genesee Street in this area is part of the Connective Corridor multi-use, branded corridor connecting the university and downtown districts; the site is less than one block from the elevated Interstate Route 81 corridor which will likely be removed or redesigned in the near future; the 0.98 acre parcel contains an existing vacant National Register eligible church building (First Church of Scientists), and a one-story addition to the church, formerly the Syracuse Federal Credit Union, the remainder of the site contains open parking lot; and
- WHEREAS, per the subdivision referral, "an unknown number of properties" situated at 728 East Genesee Street are proposed to be combined into one new lot; the local application states "the 9 properties are currently a single combined tax parcel and were sold as a single property; the owner would like to consolidate the properties to reflect their current configuration as well as match the deed and tax parcel identification"; and
- WHEREAS, per the project description from the applicant, the credit union building would be demolished, the church would be restored and repurposed as a retail destination, and a new 11-story apartment building would be constructed in an L-shaped configuration around the church on the remaining parcel footprint; the ground floor of the apartment building would contain 44 parking and utility spaces and approximately 1,600 square feet of retail facing East Genesee Street; the 191 apartments would be market rate units configured as studio, one- and two-bedroom units; and
- WHEREAS, per a letter from the applicant to the City of Syracuse Zoning Office, the applicant is requesting an area variance that would allow the project to

1100 Civic Center, 421 Montgomery Street, Syracuse, NY 13202 (315) 435-2611, Fax (315) 435-2439

E-mail Address: countyplanning@ongov.ne

comply with the requirements of enumerated uses (retail) of the site, versus the more limiting side and front yard setback requirements for uses permitted as additional uses (residential); the applicant is also seeking waivers for density in the BA district, allowing 191 units versus the maximum 44 allowed, and 42 parking spaces where 245 would be required; and

WHEREAS, the City of Syracuse Land Use Plan has designated this site to be within an Urban Core Character Area, which is to be the most 'urban' feeling, built-up, with mixed-use, be a center of activity, buildings at the sidewalk, parking behind buildings and few one-story or detached buildings; recommendations for the University Hill neighborhood and Connective Corridor reinforce this vision; new draft zoning being proposed by the City's ReZone Syracuse project shows the site to be MX-4 zoning, an urban mixed use district; and

WHEREAS, the Site Plan dated February 8, 2017 shows the church building to remain, and the proposed L-shaped building to cover most of the remaining lands; decorative pedestrian pathways and extensive landscaping is shown between the buildings and along the West Genesee Street frontage; concept rendering show the building to have 8 stories in certain locations, with possible rooftop amenities; and

WHEREAS, the elevation drawings show a single garage entrance to the first floor enclosed parking to occur from Cedar Street; concept renderings also indicate a possible vehicle/bus pull-off along West Genesee Street in front of the church building; on-street parking is prevalent in the area; limited public garage parking facilities currently existing in the area; an adjacent open parking lot is shown to be owned by New York State, and presumably used exclusively by the Hutchings facilities; and

WHEREAS, per the elevation drawings, exterior materials will consist of brick, clear anodized aluminum and glass storefronts, painted metal canopy, fiber cement panels and accent panels; colors appear to be gray, brown and red; along the first story, floor to ceiling painted metal ventilation louvred panels cover much of the building face; per the applicant, project signage has not been determined at this time as the retail spaces do not yet have tenants, but will be brought forward when applicable; and

WHEREAS, the site is served by public water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and

WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); the project applicant is required to offset any additional sanitary flow in excess of the most recent land use; the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; a letter confirming the acceptance of the offset plan must be submitted to the Department of Water Environment Protection documenting the offset plan; and

WHEREAS, the Environmental Assessment Form indicates stormwater will be discharged to municipal storm sewer infrastructure and some green infrastructure will be

incorporated into site landscaping; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has determined that said referral will have no significant adverse inter-community or county-wide implications. The Board has offered the following COMMENT(S) in regards to the above referral:

The Board has offered the following modifications and comments relative to the Project Site Review and Variance referrals, which should be addressed prior to granting of project related subdivision approvals:

1. Given the proximity to Almond Street, the New York State Department of Transportation has determined that the applicant must complete a Traffic Impact Study (TIS) for full build out to meet Department requirements and is required to contact the Department to determine the scope of the study; the applicant must submit the traffic study to the Department for approval and complete any appropriate mitigation as may be determined by the Department.
2. Given the extent and potential transportation related impacts of development being proposed by this and other similar projects, the City, developers, universities, hospitals and other University Hill employers should continue to actively explore and implement adequate Transportation Demand Management strategies for the University Hill district and surrounding areas, as a necessary complement to parking waivers and large scale development in this important area.
3. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-5402 x225 early in the planning process to determine sewer availability and capacity.

The motion was made by Daniel Cupoli and seconded by Lisa Dell. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; James Corbett - yes; Daniel Cupoli - yes; Lisa Dell - yes; Marty Voss - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 29, 2017

OCPB Case # S-17-26

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY & FINAL SUBDIVISION from the Town of Cicero Planning Board at the request of Chick-Fil-A, Inc. for the property located 7932 Brewerton Road; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Brewerton Road (Route 11), a state highway; and
- WHEREAS, the applicant is proposing to subdivide a 2.03-acre parcel into two new parcels, Parcel A (1.19 acres) and Parcel B (0.84 acres) to construct a Chick-Fil-A restaurant on Parcel A in a General Commercial (GC) zoning district; and
- WHEREAS, the Board is concurrently reviewing a Site Plan referral (Z-17-107) for the proposed restaurant; and
- WHEREAS, the site is situated along the frontage of US Route 11 and part of the Home Depot parking lot; surrounding land uses are primarily medium to large scale suburban retail along the corridor, with some remaining nearby residential neighborhoods, including one directly south of the site; and
- WHEREAS, tax parcel 043.-01-10.2 is currently 2.03 acres and encompasses the frontage of the parking lot, south of the private drive for the Home Depot, which meets a signalized intersection at Route 11; the 2 acres would be split into Parcel A (1.19 acres) for the proposed restaurant and Parcel B (0.84 acres) to remain for future development; and
- WHEREAS, the Subdivision Map of Lot 2 Lands of Toped Development LLC dated March 2, 2017 shows a row of 17 parking spaces on proposed Lot B labeled as proposed shared parking, and a 20 foot deep right-of-way along the frontage of the parcels labeled as Item 7: Right of Way Contained in Liber 4065, Page 219, and noted to be right-of-way to the Town of Cicero, Cicero Water District and Onondaga County Water Authority; the map also shows highway appropriations also previously filed; and
- WHEREAS, the Sketch Plan dated March 3, 2017 shows Parcel A to contain a proposed 4,998 square foot single-story building with double drive thru lanes circling the building along the front and south side of the building; the primary entry would be on the side of the building; patio seating is shown at the entry; and
- WHEREAS, the plan indicates 55 parking spaces to the side and rear of the building are proposed, including 17 spaces to be shared with Parcel B; all site access would be via the existing private Home Depot driveway at the signalized intersection; no access is shown or shall be allowed directly onto Route 11; and
- WHEREAS, referral details indicate the restaurant would include 118 indoor seats, 24 outdoor seats, and 30 car capacity in the drive thru lanes; elevation

renderings show a brick and stucco façade in neutral colors, with black metal awnings and storefront style windows on three sides; and

WHEREAS, sidewalks are shown along the Route 11 frontage of Parcel A, with a pedestrian connection from the road to the building near the drive thru entrance; bicycle racks are not indicated; no landscaping is shown on the submitted plan, and little impervious surface area is to occur; and

WHEREAS, a signage package detailing a number of wall signs, a pylon sign, and drive thru and directional signage was included, with backlit logo signage typical of fast-food restaurants indicated; the pylon sign is shown to occur at the front of the site, and measure 30' tall and 7' wide on a black steel pole, with two signs, including a backlit logo sign at the top and a lower backlit manual reader board for variable messaging; a flagpole is also to be included on site; and

WHEREAS, the site is served by public drinking water and wastewater and is located in the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service areas; per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and

WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); the project applicant is required to offset any additional sanitary flow in excess of the most recent land use; the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; a letter confirming the acceptance of the offset plan must be submitted to the Department of Water Environment Protection documenting the offset plan; and

WHEREAS, per the Environmental Assessment Form, the existing stormwater drainage patterns are to remain, with stormwater discharging to existing storm drains after treatment from appropriate stormwater management facilities; if the proposed project cumulatively disturbs one acre or more of land, it must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity, and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the Bureau of Water Permits; the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality and the applicant must consult with the municipal engineer to ensure conformance with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the Bureau of Water Permits; if the proposed project is located within the Onondaga Lake watershed the SWPPP must include Enhanced Phosphorus Removal design criteria from the NYS Stormwater Management Design Manual; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board recommends the following MODIFICATION(S) to the proposed action prior to local board approval of the proposed action:

1. The New York State Department of Transportation has determined that the

1100 Civic Center, 421 Montgomery Street, Syracuse, NY 13202 (315) 435-2611, Fax (315) 435-2439

E-mail Address: countyplanning@ongov.net

applicant must provide the Department with ITE Trip Generation traffic figures and complete any appropriate mitigation as may be determined by the Department.

2. The applicant must submit a lighting plan to be approved by the New York State Department of Transportation and the Town to ensure there is no glare or spillover onto adjacent properties or the State right-of-way.

The Board also offers the following comments:

1. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-5402 x225 early in the planning process to determine sewer availability and capacity.

2. To reduce stormwater runoff, improve stormwater quality, and improve aesthetics along the corridor, the applicant is encouraged to incorporate additional landscaping, bioretention, and/or other permeable surfaces into the project design, particularly in an area with ample overflow parking.

For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-2260.

3. The Town and applicant are advised to ensure that appropriate access easements are in place for shared use of the signalized driveway onto Route 11.

The motion was made by Daniel Cupoli and seconded by Bill Fisher. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; James Corbett - yes; Daniel Cupoli - yes; Lisa Dell - yes; Marty Voss - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 29, 2017

OCPB Case # S-17-27

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the Town of DeWitt Planning Board at the request of Bank of New York - Mellon Resubdivision for the property located at 111 & 151 Sanders Creek Parkway; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Route 298, a state highway; and
- WHEREAS, the applicant is proposing to combine two lots into a single 19.71-acre parcel, in concert with a parking lot addition, in an Industrial zoning district; and
- WHEREAS, the Board is concurrently reviewing a Site Plan referral (Z-17-117) for the proposed parking lot expansion; and
- WHEREAS, the site currently contains a two-story Bank of America office building, associated large parking area and stormwater retention on tax parcel 027.-02-20.0 (13.85 acres); the site would be combined with the neighboring tax parcel 027.-02-21.0 (6.113 acres), which is currently vacant wooded area, with some stormwater detention ponds and street trees along its frontage onto Sanders Creek Parkway, a local road serving the commercial/industrial area; and
- WHEREAS, the Site Plan dated February 13, 2017 shows a new parking area would be added at the southeast corner of the existing parking area, adding 77 spaces, for a total of 705 parking spaces on the combined site; town code requires 620 spaces; and
- WHEREAS, the new parking area would encroach into the vegetated area of the adjacent parcel (to be combined with the larger site); the site plan shows the remainder of the vegetated area on the 6-acre parcel would remain just beyond the parking expansion area; a small portion of Sanders Creek, with associated federal wetlands indicated per GIS mapping, cuts across the northern edge of the larger parcel, away from the current project area; and
- WHEREAS, the new parking area would include lighting and curbed islands with 1-2 trees each, and a new bioretention area with underdrain would also be installed between the existing and new parking areas; and
- WHEREAS, the site is served by public water and sewer and is located in the Metropolitan Wastewater Treatment Plant service area; and
- WHEREAS, if the proposed project cumulatively disturbs one acre or more of land, it must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity, and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the Bureau of Water Permits; the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality and the applicant must consult with the municipal engineer to

ensure conformance with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the Bureau of Water Permits; if the proposed project is located within the Onondaga Lake watershed the SWPPP must include Enhanced Phosphorus Removal design criteria from the NYS Stormwater Management Design Manual; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has determined that said referral will have no significant adverse inter-community or county-wide implications and may consequently be acted on solely by the referring board.

The motion was made by Marty Voss and seconded by Bill Fisher. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; James Corbett - yes; Daniel Cupoli - yes; Lisa Dell - yes; Marty Voss - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 29, 2017

OCPB Case # Z-17-100

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Pompey Planning Board at the request of Dan Palladino for the property located at 3149 Sweet Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Sweet Road, a county highway, and a farm operation located in an Agricultural District; and
- WHEREAS, the applicant is proposing to construct and operate a farm brewery/restaurant on a portion of a 113-acre parcel in a Farm zoning district; and
- WHEREAS, the site is located along Sweet Road, a county road, in a rural area in the Town of Pompey and the parcel is part of a large farm operation; and
- WHEREAS, the parcels and much of the surrounding lands in the area are enrolled in the New York State Agricultural District, and contain actively farmed land; and
- WHEREAS, the Board recently reviewed a Site Plan referral (Z-16-434) requesting a use variance to allow for the operation of a farmstand on one of the subject parcels; and the Board recommended Modifications citing coordination with the Onondaga County Department of Transportation regarding requirements for commercial driveway access; and
- WHEREAS, the subject parcels contain an existing house and attached garage, which has been approved for conversion to the farmstand, two existing barns, an existing silo, farm fields, driveways, and yard space; and
- WHEREAS, the Environmental Assessment Form states that the proposed action will include construction of a 6,000-square foot basic pole barn structure on an existing pad (former dealership building that burned) with a 600-square foot covered porch; the structure will include an 1,800-square foot tasting room with bar and tables; and the remaining building space will be for production, bottling, office space, bathrooms, and a kitchen, which will serve a limited menu of local foods; and
- WHEREAS, the Conceptual Site Plan dated March 2017 shows that the proposed project will be located on tax parcels 018.-04-15.1 and 018.-04-15.4 with frontage on Sweet Road; and the project will have 37 parking spaces, including three handicapped accessible spaces, a proposed loading and delivery area located on the southern side of the building, sidewalks connecting the brewery and restaurant with the existing farm store and parking areas, and driveway access to Sweet Road; the plan shows the northernmost driveway as a full access private drive, the second driveway as an entrance drive, and the southernmost driveway as an exit drive; and
- WHEREAS, the referral includes an Onondaga County Department of Transportation Application for Permit dated February 10, 2017 for conversion of the

agricultural access to the site to a commercial access; the application does not state which driveway this permit refers to; any existing or proposed driveways must meet the requirements of the Onondaga County Department of Transportation; and

WHEREAS, this farm property is protected for continual agricultural use through a Farmland Protection Implementation Grant through New York State, which restricts certain non-agricultural use of the land; per the local application, the owner notes that brewery and farm restaurant are allowable agricultural uses on this protected land; and

WHEREAS, the site is served by individual well and is located outside the Onondaga County Sanitary District boundary; per the EAF, a new septic system and leach field are proposed for the project; and

WHEREAS, per the EAF, no acreage will be physically disturbed and no stormwater discharge will be created by the proposed action; a 500-gallon catch tank will be available for brewing water to be lined directly to automatic cow waterers in the barn of farm operations; and

WHEREAS, the EAF indicates that a portion of the site or land adjoining the site contains wetlands or other regulated waterbodies; GIS mapping indicates that a small segment of federal wetlands runs east to west through the center of the site and another small area of wetlands is in the southwestern corner of the site along New York State Route 91; and

WHEREAS, per the EAF, the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archeological site registry; the municipality is advised to contact the New York State Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the SEQR process; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board recommends the following MODIFICATION(S) to the proposed action prior to local board approval of the proposed action:

1. The applicant must continue to coordinate with the Onondaga County Department of Transportation regarding requirements for commercial driveway access for the proposed brewery and restaurant. The two southerly driveways will be required to meet Onondaga County Department of Transportation commercial driveway standards.
2. The Onondaga County Department of Transportation has determined that the applicant must complete a Traffic Impact Study (TIS) for full build out to meet Department requirements and is required to first contact the Department to determine the scope of the study. The traffic study must be approved, and any modifications to the Site Plan required by the Department must be received and be reflected on a revised Site Plan prior to municipal approval, and the applicant must subsequently complete any appropriate mitigation as may be determined by the Onondaga County Department of Transportation.
3. The Onondaga County Department of Transportation has determined that the applicant must complete a drainage study or Stormwater Pollution Prevention Plan (SWPPP) to meet Department requirements verifying that the proposed development would not create additional stormwater runoff into the

County's drainage system and is required to first contact the Department to determine the scope of the study; the applicant must submit the drainage study to the Department for approval and complete any appropriate mitigation as may be determined by the Department.

4. The Onondaga County Health Department must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to issuance of a building permit.

5. The municipality must verify that the property owner has approval of the easement holder, New York Agricultural Land Trust, for the proposed project to ensure compliance with easement restrictions on development.

The Board also offers the following comments:

1. The Board encourages the applicant to consider screening the proposed front yard parking areas with additional landscaping.

2. Per the Onondaga County Department of Transportation, no parking, loading, or servicing of vehicles in the right-of-way, or backing of vehicles into the right of way, is permitted. The applicant is also required to obtain a permit from the Onondaga County Department of Transportation for any proposed driveways and prior to any proposed work within a county road right-of-way. No additional driveway access will be granted to Sweet Road.

3. The Board and Onondaga County Department of Transportation encourage installation of a hedgerow or trees just behind the right of way along to road frontage of Sweet Road in the project vicinity to reduce the effects of strong wind gusts and blowing snow conditions which can occur in the area, potentially affecting driveway safety.

The motion was made by Daniel Cupoli and seconded by Bill Fisher. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; James Corbett - yes; Daniel Cupoli - yes; Lisa Dell - yes; Marty Voss - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 29, 2017

OCPB Case # Z-17-101

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Camillus Planning Board at the request of 42nd Associates for the property located at 2476 West Genesee Turnpike; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of West Genesee Turnpike (New York State Route 5), a state highway, and a farm operation located in an Agricultural District; and
- WHEREAS, the applicant is proposing to convert an existing building, currently used as banquet space, to residential apartments and professional office space on a 4.57-acre parcel in a Commercial (C-2) zoning district; and
- WHEREAS, the site is located on West Genesee Turnpike (New York State Route 5) near the Route 5 on and off ramps in the Town of Camillus; and in a commercial (C-2) district, with a mix of surrounding land uses that include the West Hill Golf Course, Camillus Middle School, and various residential uses; and
- WHEREAS, the 4.57-acre lot has frontage on West Genesee Turnpike (New York State Route 5), is bound to the east by Par Place, a local road to several residences and the West Hill Golf Course, and contains an existing structure, driveway access at West Genesee Street, driveway access to Par Place, a large asphalt parking area, and a deck; and
- WHEREAS, per the Town of Camillus Application for Site Plan Approval, the existing 43-foot tall structure is currently used as a banquet space; for the proposed conversion to 10 residential apartments and professional office/administrative space, no new structures or grade changes are proposed; and
- WHEREAS, the submitted elevations and views dated February 20, 2017 show changes to the existing structure to include new dark gray asphalt shingle roof, new white fiberglass windows, new black shutters, new taupe vinyl siding, new dark red front door, new copper color standing seam metal roof over bay window, new egress door and exterior exit stairs, new cultured stone surrounding bay window and front door, new white decorative columns and railings, new sliding glass patio doors, and new glass lobby entry; and
- WHEREAS, the Building Renovations Site Plan dated February 17, 2017 shows new plantings for the proposed project will include 4-foot high yews to screen two air conditioning units (five yews per unit, ten total), located on the south and east side of the building; all existing plantings and lawns will be maintained; access at West Genesee Street will be a full access driveway and access to Par Place will be a one-way egress; new parking striping for 14 parking spaces, including one handicapped-accessible space, will be added to the existing asphalt area and 9 new asphalt parking spaces will be adjacent to the one-way drive in front of the building; and a large rear parking lot (100+ cars) is shown to remain; and

WHEREAS, per the site plan, 14 light stands and 6 wall lights will be added to the site; and

WHEREAS, the Environmental Assessment Form notes that the project will not connect to existing water and wastewater utilities; the referral form indicates the project will connect to new drinking water infrastructure; and per a conversation with the Onondaga County Water Authority, the site is currently served by public drinking infrastructure; and

WHEREAS, per the EAF, 0.04 acres will be disturbed; and stormwater discharge from the site will use the storm system that currently runs through the property; and

WHEREAS, the EAF indicates an adjacent property, the West Hill Golf Course, contains federal wetlands; and

WHEREAS, per the EAF, the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archeological site registry; the municipality is advised to contact the New York State Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the SEQR process; and

WHEREAS, no information is available in the referral as to the size or number of professional office/administrative spaces or size of apartment units; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board recommends the following MODIFICATION(S) to the proposed action prior to local board approval of the proposed action:

1. The applicant must contact the Onondaga County Health Department early in the planning process regarding plans for wastewater accommodations, and accommodations must be approved by the Onondaga County Health Department prior to Town Site Plan approval.

2. The New York State Department of Transportation has determined that the applicant must complete a Traffic Impact Study (TIS) for full build out to meet Department requirements and is required to contact the Department to determine the scope of the study; the applicant must submit the traffic study to the Department for approval and complete any appropriate mitigation as may be determined by the Department, and a highway work permit will be required for any work within the state right-of-way.

3. The site plan must be revised to reflect New York State Department of Transportation requirements that the westernmost driveway be modified to become a right-in, right-out only driveway. The Department also notes no new driveway access shall be permitted onto New York State Route 5.

4. The applicant must submit a lighting plan to be approved by the New York State Department of Transportation and the Town to ensure there is no glare or spillover onto adjacent properties or the State right-of-way.

The Board also offers the following comments:

1. The Board encourages the applicant to consider locating all parking to the rear of the building, and removal of the unused asphalt area to the rear of the property, to aid in stormwater management.

2. The Board encourages a reduction in the scale of signage on site.
3. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-5402 early in the planning process to determine sewer availability and capacity.
4. The Board encourages site planning which incorporates additional landscaping, minimizes pavement, and utilizes green infrastructure where possible, in order to minimize stormwater runoff near a wetland. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-2260.

The motion was made by Daniel Cupoli and seconded by Bill Fisher. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; James Corbett - yes; Daniel Cupoli - yes; Lisa Dell - yes; Marty Voss - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 29, 2017

OCPB Case # Z-17-102

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a LOCAL LAW from the Village of Marcellus Village Board at the request of Village of Marcellus for the property located Village Wide; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing Local Law No. 3 of 2017 to create new section 250-34 of the Code of the Village of Marcellus to promote pedestrian interest and continuity in the Village Center District by requiring the street-levels of building fronting East or West Main Street to contain urban retail and other active uses; and
- WHEREAS, the Local Law Filing states that the proposed Local Law Number 3 of 2017 would create Section 250-34, entitled "Pedestrian Interest," of the Code of the Village of Marcellus Chapter 250 Zoning, Article X Village Center District; and
- WHEREAS, per the Local Law Filing, the section states that "In order to promote pedestrian interest and continuity as envisioned by the Village Comprehensive Plan, the street-levels of buildings fronting East or West Main Street within the Village Center Zone shall contain urban retail and other active uses including retail sales and services, banks, galleries, personal service establishments, restaurants or the like; and upper levels may contain any street-level use plus office and other non-active uses such as dwelling units, business and professional offices, medical offices, etc. Any building regulated under this section which has dwelling units or other unallowed uses on the street level existing at the time of adoption of this section shall be exempted from its application"; and
- WHEREAS, per Village of Marcellus zoning ordinances, the Village Center District (VC) provides the Village with the opportunity to redevelop its business area in a gradual, intentional manner, allowing for consideration of need, environmental aspects, community, aesthetics, and safety; and permitted uses include retail sales and services, offices, institutional, banks, restaurants, service stations, group homes, multiple dwellings, mixed use, and hotel/inn; and
- WHEREAS, the Onondaga County Settlement Plan was completed in 2001 to demonstrate how communities can implement Smart Growth principles by replacing suburban-based zoning codes with Traditional Neighborhood Development (TND) form-based codes that preserve open space, create natural resource corridors, and generate high quality places and walkable neighborhoods that have a continuous street network with small blocks and a well-designed public realm (streets, buildings, and parks), and provide a diversity of building types, uses, density, and housing within a 10-minute pedestrian shed (walkable area); and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board recommends that said application be APPROVED.

The Board commends the Village for updating its zoning regulations to incorporate pedestrian-friendly development and active storefront uses in its village center.

The motion was made by Bill Fisher and seconded by Lisa Dell. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; James Corbett - yes; Daniel Cupoli - yes; Lisa Dell - yes; Marty Voss - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 29, 2017

OCPB Case # Z-17-103

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the City of Syracuse Board of Zoning Appeals at the request of 728 EGSU, LLC for the property located at 728 East Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Route 81, a state highway, and Hutchings Psychiatric Hospital, a state owned facility; and
- WHEREAS, the applicant is requesting a number of variances regarding density and parking (and concurrence on interpretation of the ordinance regarding setbacks) for a project to restore an existing historic church building for retail uses, demolish an adjacent building and construct an 11-story, 191-unit apartment building on a 1.0-acre parcel in a Business A (BA) zoning district; and
- WHEREAS, the Board is concurrently reviewing Project Site Review (Z-17-95) and Subdivision (S-17-25) referrals for the project; and
- WHEREAS, the site is located within the University area of the City of Syracuse, with frontage on East Genesee Street and Cedar Street, and facing Forman Park; East Genesee Street in this area is part of the Connective Corridor multi-use, branded corridor connecting the university and downtown districts; the site is less than one block from the elevated Interstate Route 81 corridor which will likely be removed or redesigned in the near future; the 0.98-acre parcel contains an existing vacant National Register eligible church building (First Church of Scientists), and a one-story addition to the church, formerly the Syracuse Federal Credit Union, the remainder of the site contains open parking lot; and
- WHEREAS, per the subdivision referral, "an unknown number of properties" situated at 728 East Genesee Street are proposed to be combined into one new lot; the local application states "the 9 properties are currently a single combined tax parcel and were sold as a single property; the owner would like to consolidate the properties to reflect their current configuration as well as match the deed and tax parcel identification"; and
- WHEREAS, per the project description from the applicant, the credit union building would be demolished, the church would be restored and repurposed as a retail destination, and a new 11-story apartment building would be constructed in an L-shaped configuration around the church on the remaining parcel footprint; the ground floor of the apartment building would contain 44 parking and utility spaces and approximately 1,600 square feet of retail facing East Genesee Street; the 191 apartments would be market rate units configured as studio, one- and two-bedroom units; and
- WHEREAS, per a letter from the applicant to the City of Syracuse Zoning Office, the

1100 Civic Center, 421 Montgomery Street, Syracuse, NY 13202 (315) 435-2611, Fax (315) 435-2439

E-mail Address: countyplanning@ongov.ne

applicant is requesting an area variance that would allow the project to comply with the requirements of enumerated uses (retail) of the site, versus the more limiting side and front yard setback requirements for uses permitted as additional uses (residential); the applicant is also seeking waivers for density in the BA district, allowing 191 units versus the maximum 44 allowed, and 42 parking spaces where 245 would be required; and

WHEREAS, the City of Syracuse Land Use Plan has designated this site to be within an Urban Core Character Area, which is to be the most 'urban' feeling, built-up, with mixed-use, be a center of activity, buildings at the sidewalk, parking behind buildings and few one-story or detached buildings; recommendations for the University Hill neighborhood and Connective Corridor reinforce this vision; new draft zoning being proposed by the City's ReZone Syracuse project shows the site to be MX-4 zoning, an urban mixed use district; and

WHEREAS, the Site Plan dated February 8, 2017 shows the church building to remain, and the proposed L-shaped building to cover most of the remaining lands; decorative pedestrian pathways and extensive landscaping is shown between the buildings and along the West Genesee Street frontage; concept rendering show the building to have 8 stories in certain locations, with possible rooftop amenities; and

WHEREAS, the elevation drawings show a single garage entrance to the first floor enclosed parking to occur from Cedar Street; concept renderings also indicate a possible vehicle/bus pull-off along West Genesee Street in front of the church building; on-street parking is prevalent in the area; limited public garage parking facilities currently existing in the area; an adjacent open parking lot is shown to be owned by New York State, and presumably used exclusively by the Hutchings facilities; and

WHEREAS, per the elevation drawings, exterior materials will consist of brick, clear anodized aluminum and glass storefronts, painted metal canopy, fiber cement panels and accent panels; colors appear to be gray, brown and red; along the first story, floor to ceiling painted metal ventilation louvred panels cover much of the building face; per the applicant, project signage has not been determined at this time as the retail spaces do not yet have tenants, but will be brought forward when applicable; and

WHEREAS, the site is served by public water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and

WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); the project applicant is required to offset any additional sanitary flow in excess of the most recent land use; the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; a letter confirming the acceptance of the offset plan must be submitted to the Department of Water Environment Protection documenting the offset plan; and

WHEREAS, the Environmental Assessment Form indicates stormwater will be discharged

to municipal storm sewer infrastructure and some green infrastructure will be incorporated into site landscaping; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board recommends the following MODIFICATION(S) to the proposed action prior to local board approval of the proposed action:

Given the proximity to Almond Street, the New York State Department of Transportation has determined that the applicant must complete a Traffic Impact Study (TIS) for full build out to meet Department requirements and is required to contact the Department to determine the scope of the study; the applicant must submit the traffic study to the Department for approval and complete any appropriate mitigation as may be determined by the Department.

The Board also offers the following comments:

1. Given the extent and potential transportation related impacts of development being proposed by this and other similar projects, the City, developers, universities, hospitals and other University Hill employers should continue to actively explore and implement adequate Transportation Demand Management strategies for the University Hill district and surrounding areas, as a necessary complement to parking waivers and large scale development in this important area.
2. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-5402 x225 early in the planning process to determine sewer availability and capacity.
3. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-2260.

The motion was made by Daniel Cupoli and seconded by Bill Fisher. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; James Corbett - yes; Daniel Cupoli - yes; Lisa Dell - yes; Marty Voss - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 29, 2017

OCPB Case # Z-17-104

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Onondaga Town Board at the request of Peter Fleckenstein, Beak & Skiff Apple Farms, Inc. for the property located at 4472 Cherry Valley Turnpike; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Cherry Valley Turnpike (Route 20), a state highway, the municipal boundary between the Town of Onondaga and the Town of Otisco, and a farm operation located in an Agricultural District; and
- WHEREAS, the applicant (Beak & Skiff Apple Farms) is proposing construction of a new building (14,610 square feet) and two expansions (2,250 square feet and 3,125 square feet) to an existing building to be used in the production of juice drinks on a 206.83-acre parcel in a Residential & Country (R-C) zoning
- WHEREAS, the site is located along the rural and highly scenic Route 20 corridor which crosses the southern portion of Onondaga County; the parcel contains portions of the large scale Beak & Skiff apple orchard, including its processing facilities; nearby across County Route 80 exists the Apple Hill campus, with various agritourism land uses; other surrounding land uses are primarily agricultural and undeveloped vegetated land, which are largely enrolled in the New York State Agricultural District; and
- WHEREAS, the Beak and Skiff Juice Building Layout, Grading and Utility Plan dated March 10, 2017 shows an approximately 10-acre portion of the sloping site which contains several buildings near and accessing Route 20, including two houses along the frontage, and to the rear a large existing building with associated parking, three smaller existing buildings, and an existing building labeled "Existing Cider Building", which is set back approximately 450 feet from Route 20; and
- WHEREAS, the Layout Plan shows several additions onto the existing Cider Building, including a cooler addition (45'x50') to the north, a proposed Utility Room (25'x55') to the south end of the building, which connects to a proposed connecting structure (55'x25'), proposed Chief Building A (70'x154'), Chief Building B (20'x50') and Chief Building C (46'x61'), to create one connected structure; per the plan, the gross floor area is to increase from 9,121 square feet to 28,026 square feet, with an 18,905 square foot manufacturing expansion floor area; and
- WHEREAS, per plan notes "No additional employees will be on the premises, therefore, no additional parking spaces will be required per Town Code."; 26 spaces are required for the existing building; and
- WHEREAS, this portion of the site has two existing and connected driveways onto NYS Route 20, and any driveways must meet the requirements of the New York

1100 Civic Center, 421 Montgomery Street, Syracuse, NY 13202 (315) 435-2611, Fax (315) 435-2439

E-mail Address: countyplanning@ongov.ne

State Department of Transportation; Detail drawings indicate a temporary stabilized construction entrance will be established at the main driveway entry; no other changes are proposed to the gravel drive (with asphalt apron); and

WHEREAS, the site is noted to potentially contain areas of federal wetlands, and referral materials included a wetland permitting analysis dated March 2017, which notes a site visit indicated the presence of a wetland and channel which drains to wetland offsite to the west branch of Onondaga Creek; the project will not encroach into jurisdictional wetlands, and the project proposes to pipe an existing stormwater conveyance ditch that currently receives runoff from the adjacent parking lot and underground tile drains, directing stormwater to the east, down slope and off site; the applicant proposes to pipe this stormwater to a proposed stormwater management pond for runoff treatment prior to discharge off-site; and

WHEREAS, the Environmental Assessment Form and/or EAF Mapper indicate that the site of the proposed action may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; a database search for the applicant indicated the potential for Northern Long-Eared Bat and Eastern Massasauga Rattlesnake habitat in the vicinity of the Project Study Area; since no clearing of trees is proposed, no impacts to bats are anticipated, and due to the lack of suitable habitat, no impacts to the rattlesnake species are anticipated; and

WHEREAS, per the EAF Mapper, the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archeological site registry; the New York State Historic Preservation Office is currently reviewing a submission for screening by the applicant; and

WHEREAS, the site is located outside the Onondaga County Sanitary District and is served by individual drinking water and wastewater facilities; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board recommends the following MODIFICATION(S) to the proposed action prior to local board approval of the proposed action:

1. The Onondaga County Health Department must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to Town approval of the site plan.
2. The applicant must contact the New York State Department of Transportation regarding required traffic data and to coordinate on requirements for the existing driveways.
3. The New York State Department of Transportation has determined that the applicant must complete a drainage study or Stormwater Pollution Prevention Plan (SWPPP) to meet Department requirements verifying that the proposed development would not create additional stormwater runoff into the State's drainage system and is required to first contact the Department to determine the scope of the study; the applicant must submit the drainage study to the Department for approval and complete any appropriate mitigation as may be determined by the Department.

The motion was made by Daniel Cupoli and seconded by Bill Fisher. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; James Corbett - yes; Daniel Cupoli - yes; Lisa Dell - yes; Marty Voss - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 29, 2017

OCPB Case # Z-17-105

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Cicero Town Board at the request of Town of Cicero for the property located at 5997 Lakeshore Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the Town of Cicero is proposing to change the zoning on four parcels in the vicinity of the Carmel Runne commercial subdivision; and
- WHEREAS, the Board recently recommended Modification of a Zone Change referral (Z-17-71) from the Town of Cicero, to change zoning on approximately 103 parcels covering 575+ acres; the primary geographic focus of that zone change referral was along Lakeshore Road, with the addition of four parcels along Route 31; and
- WHEREAS, two of the parcels include 090.-01-45.0 (3.28 acres) and 090.-01-46.0 (2.71 acres), both with frontage on Pasubio Terrace, a local road, and also limited frontage onto Lakeshore Road, a county owned road; the two parcels are under common ownership by Mufale Family LTD; each is split zoned, with most of the land as General Commercial (GC), and an approximately 60' wide strip of land shared by the two parcels zoned as Agricultural (AG); the Town proposes to zone them entirely as a General Commercial; and
- WHEREAS, another 12.74 acre parcel, also within the Carmel Runne Subdivision and owned by the Mufale Family LTD, with sole access onto Carmenica Drive, a local road, is split zoned GG, with AG at the rear of the parcel, adjacent to a residential neighborhood; the Town proposes to zone the entire parcel as General Commercial; and
- WHEREAS, a fourth parcel is just outside the Carmel Runne subdivision, and sits at the corner of Lakeshore Road, a county road, and Persian Terrace, a town owned residential street; the site is also owned by the Mufale Family, LTD; currently zoning is split between Agricultural zoning and Residential (R10) zoning; the Town proposes to rezone the 3.7 acre parcel to Residential Multiple (RM), which would introduce a new zoning designation to the site, and would primarily allow for apartment development; and
- WHEREAS, within the local application, the stated reason by the Town for the zone changes are to "eliminate existing split zoning on some properties and to provide new zoning classifications for properties that are considered non-compliant to the current Town zoning code"; and
- WHEREAS, the four sites are located in the Oak Orchard Wastewater Treatment Plant service area and Davis Road Pump Station service areas, which is flow constrained and development would be subject to applicable offset requirements; per the Onondaga County Department of Water Environment

Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and

WHEREAS, the Syracuse Metropolitan Transportation Council, at the request of the Towns of Cicero and Clay, prepared the Route 31 Corridor Study to explore transportation and land use linkages in the area, in order to inform local decision making; the study found future conditions could add up to 40% more vehicle miles traveled in already congested areas of the Town, and recommendations included incorporation of mixed-use development in infill locations, nodal development versus strip corridor development, careful urban design, reduced growth projections, protection of open space, transit and pedestrian accommodations and additional local roadway connections; Onondaga County's 2010 Development Guide and subsequent draft Onondaga County Sustainable Development Plan advocate for infill and mixed-use development and discourage the premature extension of infrastructure; and

WHEREAS, in 2014, the Board recommended Modification of a Zone Change referral (Z-14-55) to change zoning within the Carmel Runne Subdivision, including 3 of the 4 subject properties, to General Commercial Plus; the Board and infrastructure providers at that time noted significant transportation and wastewater infrastructure limitations in the area, and the New York State and Onondaga County Departments of Transportation advised that more detailed traffic generation data for any ultimate proposed uses will be required for any proposed development within the Carmel Runne subdivision; and

WHEREAS, the Board received two separate referrals for the proposed zone changes; given their proximity and similar scope and potential impacts, staff has reviewed them as a single staff report and resolution; and

WHEREAS, for the currently proposed rezoning, the Town prepared a Long Form EAF, with limited detail; the Town did not indicate the Type of Action under SEQRA as part of the referral form, as required; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has determined that said referral will have no significant adverse inter-community or county-wide implications. The Board has offered the following COMMENT(S) in regards to the above referral:

1. The Onondaga County Department of Transportation advises that no new driveway access shall be permitted onto Lakeshore Road.
2. The Board continues to offer the following comments relative to the rezoning efforts by the Town:

The Board continues to encourage the Town to revise its approach to updating zoning within the Town, particularly when introducing new, more intensive zoning on large parcels in residential areas. The Town should first undertake a thoughtful and thorough public process to update its comprehensive plan prior to consideration of zoning changes at this scale. Planning should include community consensus on land use objectives for all uses, interagency coordination and analysis of anticipated infrastructure capacities and needed investments (and financing thereof) to accommodate more intensive zoning, and consideration of a more nuanced land-use zoning

strategy that balances economic activity with quality of life considerations.

The Board also strongly encourages the Town to consider the introduction of more nuanced zoning in certain locations and for certain desired land use typologies. Mixed-use zoning in certain locations may also be desirable and could foster creative use of premium parcels within the Town.

The Town is advised to consult with the North Syracuse Central School District, emergency service providers, New York State and Onondaga County Departments of Transportation and Onondaga County Department of Water Environment Protection and Health Department as applicable, in early stages of district rezoning efforts, in order to ensure adequate infrastructure is either in place or feasible for any anticipated or potential increase in intensity of use from any proposed zone changes.

As an additional comment, the Board notes that while zone change actions are legislative rather than physical projects, changes of this scale are automatically determined to be Type 1 actions under SEQRA, and preparers are advised to consider a reasonably expected range of potential development resulting from proposed zone changes when considering potential and cumulative environmental impacts. As such, the Town may wish to revisit its environmental review to ensure adequate consideration of potential impacts related to the proposed rezoning, particularly any long-term cumulative impacts which may arise as a result of incremental future actions allowed under the proposed zoning. Coordination with various agencies, potentially in the context of a coordinated review under SEQRA, is also appropriate at this stage.

The motion was made by Daniel Cupoli and seconded by Lisa Dell. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; James Corbett - yes; Daniel Cupoli - yes; Lisa Dell - yes; Marty Voss - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 29, 2017

OCPB Case # Z-17-107

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Cicero Planning Board at the request of Chick-fil-A, Inc. for the property located at 7932 Brewerton Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Brewerton Road (Route 11), a state highway; and
- WHEREAS, the applicant is proposing construction of a new 5,000 square foot free-standing restaurant (Chick-fil-A) with drive-thru facility on a 1.19-acre parcel in a General Commercial (GC) zoning district; and
- WHEREAS, the Board is concurrently reviewing a Subdivision referral (S-17-26) for the proposed restaurant; and
- WHEREAS, the site is situated along the frontage of US Route 11 and is part of the Home Depot parking lot; surrounding land uses are primarily medium to large scale suburban retail along the corridor, with some remaining nearby residential neighborhoods, including one directly south of the site; and
- WHEREAS, tax parcel 043.-01-10.2 is currently 2.03 acres and encompasses the frontage of the parking lot, south of the private drive for the Home Depot, which meets a signalized intersection at Route 11; the 2 acres would be split into Parcel A (1.19 acres) for the proposed restaurant and Parcel B (0.84 acres) to remain for future development; and
- WHEREAS, the Subdivision Map of Lot 2 Lands of Toped Development LLC dated March 2, 2017 shows a row of 17 parking spaces on proposed Lot B labeled as proposed shared parking, and a 20-foot deep right-of-way along the frontage of the parcels labeled as "Item 7: Right of Way Contained in Liber 4065, Page 219", and noted to be right-of-way to the Town of Cicero, Cicero Water District and Onondaga County Water Authority; the map also shows highway appropriations also previously filed; and
- WHEREAS, the Sketch Plan dated March 3, 2017 shows Parcel A to contain a proposed 4,998 square foot single-story building with double drive-thru lanes circling the building along the front and south side of the building; the primary entry would be on the side of the building; patio seating is shown at the entry; and
- WHEREAS, the plan indicates 55 parking spaces to the side and rear of the building are proposed, including 17 spaces to be shared with Parcel B; all site access would be via the existing private Home Depot driveway at the signalized intersection; no access is shown or shall be allowed directly onto Route 11; and
- WHEREAS, referral details indicate the restaurant would include 118 indoor seats, 24 outdoor seats, and 30 car capacity in the drive thru lanes; elevation renderings show a brick and stucco façade in neutral colors, with black metal

awnings and storefront style windows on three sides; and

WHEREAS, sidewalks are shown along the Route 11 frontage of Parcel A, with a pedestrian connection from the road to the building near the drive thru entrance; bicycle racks are not indicated; no landscaping is shown on the submitted plan, and little impervious surface area is to occur; and

WHEREAS, a signage package detailing a number of wall signs, a pylon sign, and drive thru and directional signage was included, with backlit logo signage typical of fast-food restaurants indicated; the pylon sign is shown to occur at the front of the site, and measure 30' tall and 7' wide on a black steel pole, with two signs, including a backlit logo sign at the top and a lower backlit manual reader board for variable messaging; a flagpole is also to be included on site; and

WHEREAS, the site is served by public drinking water and wastewater and is located in the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service areas; per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and

WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); the project applicant is required to offset any additional sanitary flow in excess of the most recent land use; the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; a letter confirming the acceptance of the offset plan must be submitted to the Department of Water Environment Protection documenting the offset plan; and

WHEREAS, per the Environmental Assessment Form, the existing stormwater drainage patterns are to remain, with stormwater discharging to existing storm drains after treatment from appropriate stormwater management facilities; if the proposed project cumulatively disturbs one acre or more of land, it must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity, and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the Bureau of Water Permits; the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality and the applicant must consult with the municipal engineer to ensure conformance with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the Bureau of Water Permits; if the proposed project is located within the Onondaga Lake watershed the SWPPP must include Enhanced Phosphorus Removal design criteria from the NYS Stormwater Management Design Manual; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board recommends the following MODIFICATION(S) to the proposed action prior to local board approval of the proposed action:

1. The New York State Department of Transportation has determined that the applicant must provide the Department with ITE Trip Generation traffic

1100 Civic Center, 421 Montgomery Street, Syracuse, NY 13202 (315) 435-2611, Fax (315) 435-2439

E-mail Address: countyplanning@ongov.net

figures and complete any appropriate mitigation as may be determined by the Department.

2. The applicant must submit a lighting plan to be approved by the New York State Department of Transportation and the Town to ensure there is no glare or spillover onto adjacent properties or the State right-of-way.

The Board also offers the following comments:

1. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-5402 x225 early in the planning process to determine sewer availability and capacity.

2. To reduce stormwater runoff, improve stormwater quality, and improve aesthetics along the corridor, the applicant is encouraged to incorporate additional landscaping, bioretention, and/or other permeable surfaces into the project design, particularly in an area with ample overflow parking.

For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-2260.

3. The Town and applicant are advised to ensure that appropriate access easements are in place for shared use of the signalized driveway onto Route 11.

The motion was made by Daniel Cupoli and seconded by Bill Fisher. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; James Corbett - yes; Daniel Cupoli - yes; Lisa Dell - yes; Marty Voss - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 29, 2017

OCPB Case # Z-17-108

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Cicero Zoning Board of Appeals at the request of Richard Landers & Tia Guidetti for the property located at 7473 Thompson Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Thompson Road, a county highway; and
- WHEREAS, the applicant is requesting an area variance to allow a subdivision of a 9.2-acre parcel into two new lots (8.8 acres and 0.38 acres) in order to build a second house on a smaller lot with a reduction in the minimum building line (100 feet to 70.2 feet), a reduction in the side yard setback (10 feet to 7.5 feet) and a reduction in the side yard setback (30 feet to 15 feet) in an Agricultural (AG) zoning district; and
- WHEREAS, the site is located on Thompson Road, a county road, in the Town of Cicero; surrounding land uses include the Smith Road Elementary School and various vacant and residential parcels; and
- WHEREAS, per the Town of Cicero zoning ordinance, Agricultural (AG) Districts permit the use of one-family dwellings; and
- WHEREAS, the Survey Map dated May 14, 2015 shows the 9.02-acre parcel with frontage on Thompson Road, an existing structure and driveway access to Thompson Road on the southern portion of the property, and a proposed lot and structure on the northern frontage portion of the property; and
- WHEREAS, per the Survey Map, the parcel is bisected by two "possible" sewer mains and a creek; and
- WHEREAS, the site is currently served by existing municipal water and wastewater utilities; per the referral application, new or additional municipal water and sanitary sewer connections are proposed for the project; the site is located in the Oak Orchard Wastewater Treatment Plant service area in the Davis Road Pump Station service area; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and
- WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); the project applicant is required to offset any additional sanitary flow in excess of the most recent land use; the applicant

must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; a letter confirming the acceptance of the offset plan must be submitted to the Department of Water Environment Protection documenting the offset plan; and

WHEREAS, GIS mapping shows a portion of the parcel at the rear of the site, behind the existing house and proposed new parcel, is located within the 100-year floodplain per FEMA Flood Insurance Rate Map (FIRM), which may require elevation of structures and other mitigation; the floodplain boundary is not indicated on the site plan; and

WHEREAS, the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and

WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates the site contains state and federal wetlands, including New York State wetlands in the area of the existing house; and the Survey Map shows wetland flags marking a wetland delineation by the New York State Department of Environmental Conservation; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board recommends the following MODIFICATION(S) to the proposed action prior to local board approval of the proposed action:

The applicant must contact the Onondaga County Department of Transportation regarding access and permit requirements for the proposed new lot. The applicant must obtain a highway work permit for any work within the county right-of-way.

The Board also offers the following comments:

1. The Board does not endorse the creation of non-conforming lots, and the Town and applicant should explore options to better meet the objectives and requirements of the zoning district.
2. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-5402 x225 early in the planning process to determine sewer availability and capacity and coordinate with the Town regarding any applicable offset requirements.
3. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-2260.
4. The Onondaga County Water Authority (OCWA) recommends that the municipality and/or applicant contact OCWA's Engineering Department early in the planning process to determine water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing

to assess fire flow availability.

5. The municipality is encouraged to minimize exposure to damage from natural hazards and uphold local flood ordinance requirements, as required for good standing in the National Flood Insurance Program, by ensuring that any proposed development would not negatively affect drainage patterns in or near the floodplain.

6. The applicant is advised to ensure all necessary permits and approvals are obtained from federal, state, or other municipal agencies for any alterations of or drainage into existing waterbodies and wetlands on site.

The motion was made by Daniel Cupoli and seconded by Bill Fisher. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; James Corbett - yes; Daniel Cupoli - yes; Lisa Dell - yes; Marty Voss - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 29, 2017

OCPB Case # Z-17-109

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Cicero Zoning Board of Appeals at the request of Yves J. Pierre-Louis (Carubba Collision) for the property located at 7313 Northern Boulevard; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Northern Boulevard and Taft Road, both county highways; and
- WHEREAS, the applicant is requesting an area variance to replace an existing wall sign with a larger one (137 square feet, where 100 square feet is maximum allowed) on a 3.06-acre parcel in an Industrial zoning district; and
- WHEREAS, the site is located near the intersection of Northern Boulevard and Taft Road, both county roads, in the Town of Cicero; surrounding land uses include industrial and vacant parcels; and
- WHEREAS, in 2004, the Board reviewed a site plan referral proposing the construction of a 2,500-square foot wireless facility on the same parcel and cited No Position with Comments; and
- WHEREAS, per the submitted application, the proposed signage would include an LED illuminated cabinet sign with flex face and vinyl graphics, measuring 30 feet wide and 3 feet, 6 inches tall and mounted on the 4-foot, 10-inch tall flat wall space above the building entrance of an automotive repair facility, Carubba Collision; and
- WHEREAS, the proposed signage would replace the existing, non-illuminated sign that measures 29 feet, 3 inches wide and 2 feet, 4 inches tall that is currently mounted on the flat wall space above the building entrance; and
- WHEREAS, per the submitted application, the site will remain an automotive repair facility operated by Carubba Collision and the building will be otherwise unaltered; and
- WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that a portion of the site or land adjoining the site contains federal wetlands or other regulated waterbodies; and
- WHEREAS, per the EAF mapper, the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archeological site registry; the municipality is advised to contact the New York State Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the SEQR process; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has determined that said referral will have no significant adverse inter-community or county-wide implications and may consequently be acted on solely by the referring board.

The motion was made by Marty Voss and seconded by Bill Fisher. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; James Corbett - yes; Daniel Cupoli - yes; Lisa Dell - yes; Marty Voss - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 29, 2017

OCPB Case # Z-17-110

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Cicero Zoning Board of Appeals at the request of Anthony Catsimatides for the property located at 7085 Lakeshore Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of the municipal boundary between Onondaga County and Oswego County; and
- WHEREAS, the applicant is requesting area variances to construct a second floor addition on top of an existing non-conforming structure (front yard setback is 4.3 feet where 30 feet is required, side yard setback is 5.7 feet where 6 feet is required, and total side yard setback is 13.5 feet where 15 feet is required) on a 0.175-acre parcel in a Residential (R-10) zoning district; and
- WHEREAS, the site is located on Lakeshore Road, a local road along Oneida Lake, near Boysen Bay in the Town of Cicero; surrounding land uses include Lakeshore Road Elementary School, Northern Pines Golf Course, and various vacant and residential parcels; and
- WHEREAS, per the submitted plans dated February 24, 2017, the site has frontage on Lakeshore Road and includes an existing asphalt driveway with access to Lakeshore Road, a two-story frame house with a deck, and a concrete seawall along the shore line of Oneida Lake; and
- WHEREAS, the proposed project includes the construction of a 676 square foot addition over the existing garage; new construction would expand the second story footprint of the existing house, include a master bedroom, a master bathroom, an additional bedroom, a hallway, and additional closet space, and provide a new balcony with access from the new bedrooms; and
- WHEREAS, the site has a single driveway onto Lakeshore Road, a local road in this area; no changes are proposed; and
- WHEREAS, the site is currently served by existing municipal water and wastewater utilities; per the referral application, no change to utilities are proposed; and the site is located in the Brewerton Wastewater Treatment Plant service area in the South Bay Pump Station service area; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and
- WHEREAS, per the Environmental Assessment Form, no acreage will be physically disturbed and no stormwater discharge will be created by the proposed action; and

WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper and GIS mapping indicate that over half of the site, including the existing house, is located within the 100-year and 500-year floodplain per FEMA Flood Insurance Rate Map (FIRM); the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and

WHEREAS, the EAF mapper indicates that a portion of the site or land adjoining the site contains wetlands or other regulated waterbodies; and GIS mapping shows that federal wetlands are present on the portion of the site along Oneida Lake; and

WHEREAS, per the EAF mapper, the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archeological site registry; the municipality is advised to contact the New York State Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the SEQR process; and

WHEREAS, the EAF mapper indicates that the site of the proposed action may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; a permit may be required from the New York State Department of Environmental Conservation (NYS DEC) if the species is listed as endangered or threatened and the NYS DEC determines that the project may be harmful to the species or its habitat; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has determined that said referral will have no significant adverse inter-community or county-wide implications. The Board has offered the following COMMENT(S) in regards to the above referral:

1. The municipality is encouraged to give notice of the public hearing on the proposed action to all adjacent municipalities and/or any municipalities that may be impacted by the proposed project.
2. The municipality is encouraged to minimize exposure to damage from natural hazards and uphold local flood ordinance requirements, as required for good standing in the National Flood Insurance Program, by ensuring that any proposed development would not negatively affect drainage patterns in or near the floodplain.

The motion was made by Daniel Cupoli and seconded by Lisa Dell. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; James Corbett - yes; Daniel Cupoli - yes; Lisa Dell - yes; Marty Voss - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 29, 2017

OCPB Case # Z-17-111

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Cicero Planning Board at the request of Long Qin for the property located at 5647 Bear Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Brewerton Road (Route 11), a state highway, and Bear Road, a county highway, and the municipal boundary between the Town of Cicero and the Village of North Syracuse; and
- WHEREAS, the applicant is proposing to operate a massage facility in an existing building on a 0.50-acre parcel in a General Commercial (GC) zoning district; and
- WHEREAS, the site is located near the corner of Bear Road, a county road, and Brewerton Road (New York State Route 11), a state road, in the Town of Cicero and adjacent to the municipal boundary of the Village of North Syracuse; surrounding land uses are a retail plaza and other various residential and roadside commercial parcels; and
- WHEREAS, per the submitted survey map dated February 9, 2017, the site includes an existing two-story frame building with 12 existing parking spaces and a one-story frame and masonry building; and
- WHEREAS, proposed hours of business operation will be seven days a week 9:30 am to 9:00 pm per the survey map; and
- WHEREAS, no improvements to the existing building and no new signage are proposed per the application; and
- WHEREAS, the site is currently served by existing municipal water and wastewater utilities; per the referral application, no change to utilities are proposed; and the site is located in the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service areas; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and
- WHEREAS, per the Environmental Assessment Form, no acreage will be physically disturbed and no stormwater discharge will be created by the proposed action; and
- WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that the site of the proposed action may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; a permit may

be required from the New York State Department of Environmental Conservation (NYS DEC) if the species is listed as endangered or threatened and the NYS DEC determines that the project may be harmful to the species or its habitat; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board recommends the following MODIFICATION(S) to the proposed action prior to local board approval of the proposed action:

The Onondaga County and New York State Departments of Transportation request that the applicant submit additional data, including the number of employees and customers, to the Departments for review, and the applicant must complete any mitigation as may be determined by the departments.

The Board also offers the following comment:

The municipality is encouraged to give notice of the public hearing on the proposed action to all adjacent municipalities and/or any municipalities that may be impacted by the proposed project.

The motion was made by Daniel Cupoli and seconded by Bill Fisher. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; James Corbett - yes; Daniel Cupoli - yes; Lisa Dell - yes; Marty Voss - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 29, 2017

OCPB Case # Z-17-112

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Village of North Syracuse Planning Board at the request of Empire Management Co. for the property located at 628 South Main Street & 5357 West Taft Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of South Main Street (U.S. Route 11), a state highway, Taft Road and South Bay Road, both county roads, and the municipal boundary between the Village of North Syracuse and the Town of Clay; and
- WHEREAS, the applicant is proposing a 7,800 square foot addition to an existing building for three new retail spaces, and the construction of a new 5,000 square foot restaurant with drive thru on two parcels totaling approximately 11.6 acres in a Commercial (C-2) zoning district; and
- WHEREAS, the Board is concurrently reviewing Special Permit (Z-17-113) and Area Variance (Z-17-114) referrals for the project; in 2015, the Board recommended No Position with Comment on a Site Plan and Special Permit to renovate a tenant space for Full Boar Craft Brewery in the retail plaza; and
- WHEREAS, the Layout Plan dated March 1, 2017 shows the 628 South Main Street parcel (11 acres) to contain an existing 99,680 square foot one-story L-shaped block building (Maines Plaza, multiple tenants) set behind a large asphalt parking lot, a smaller one-story block building (Solvay Bank) and parking lot along the US Route 11 frontage, and two smaller brick buildings (Allstate, Applebee's) near the corner of Route 11 and West Taft Road, with additional parking; the 0.4 acre parcel at 5357 West Taft Road contains an existing house and detached garage, both to be demolished; and
- WHEREAS, existing vehicular access for the plaza occurs via a signalized driveway on Route 11, a second driveway further north on Route 11, and via an ingress-egress easement road leading to North Syracuse Middle School property which leads to a signalized intersection at West Taft Road; any existing or proposed access onto West Taft Road must meet the requirements of the Onondaga County Department of Transportation; any existing or proposed access onto US Route 11 must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, per the New York State Department of Transportation, a signal maintenance agreement and associated annual signal maintenance fees is required for any development meeting signal warrants for the existing signalized intersection at Route 11; and
- WHEREAS, the Plan shows an addition to the south edge of the Maines Plaza building, to include a 3,000 square foot FedEx retail storefront (50'x60'), and two additional 2,400 square foot retail spaces (tenants to be determined), with

1100 Civic Center, 421 Montgomery Street, Syracuse, NY 13202 (315) 435-2611, Fax (315) 435-2439

E-mail Address: countyplanning@ongov.ne

concrete walk around the perimeter, and parking at the front and sides of the building; no changes to traffic circulation are shown; and

WHEREAS, along the southwestern Taft Road frontage, the existing parking area for the plaza would be combined with the 0.4 acre parcel to create a site for a 5,000 square foot one-story restaurant/retail building, shown with 14 parking spaces, a drive-thru, vehicular access to the retail plaza and a right-in right-out driveway access at West Taft Road, a county owned road; and

WHEREAS, aerial photography shows existing sidewalks along both road frontages, and the layout plan shows the sidewalk to continue through the proposed driveway; no information regarding architecture, storefronts, signage or other site details were provided with the referral materials; and

WHEREAS, an area variance is being sought in the Commercial 2 zoning district for a reduction in the amount of parking provided on site, to be 589 total spaces versus the 1,058 required per code; and

WHEREAS, the site is served by public water and sewer and is located in the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service areas; per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and

WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); the project applicant is required to offset any additional sanitary flow in excess of the most recent land use; the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; a letter confirming the acceptance of the offset plan must be submitted to the Department of Water Environment Protection documenting the offset plan; and

WHEREAS, the Environmental Assessment Form indicates 1.27 acres will be disturbed, and that stormwater is to be captured on-site and discharged to the existing municipal stormwater system; minimal landscaping occurs onsite, particularly within the large parking lot; and

WHEREAS, if the proposed project cumulatively disturbs one acre or more of land, it must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity, and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the Bureau of Water Permits; the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality and the applicant must consult with the municipal engineer to ensure conformance with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the Bureau of Water Permits; if the proposed project is located within the Onondaga Lake watershed the SWPPP must include Enhanced Phosphorus Removal design criteria from the NYS Stormwater Management Design Manual; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board

recommends the following MODIFICATION(S) to the proposed action prior to local board approval of the proposed action:

1. Per the Onondaga County Department of Transportation, no new access onto West Taft Road shall be permitted, and the proposed driveway must be removed from the Site Plan prior to Town approval.
2. The New York State and Onondaga County Departments of Transportation have determined that the applicant must complete a Traffic Impact Study (TIS) for full build out to meet Departmental requirements and is required to contact the Departments to determine the scope of the study; the applicant must submit the traffic study to the Departments for approval and complete any appropriate mitigation as may be determined by the Departments.

The Board also offers the following comments:

1. Per the New York State Department of Transportation, a signal maintenance agreement and associated annual signal maintenance fees are required for any development meeting signal warrants for the existing signalized intersection at Route 11.
2. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-5402 x225 early in the planning process to determine sewer availability and capacity and with the Town on any applicable offset requirements.
3. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-2260.
4. The Town is advised to ensure appropriate access agreements are in place for any shared driveways with adjacent parcels.

The motion was made by Daniel Cupoli and seconded by Bill Fisher. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; James Corbett - yes; Daniel Cupoli - yes; Lisa Dell - yes; Marty Voss - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 29, 2017

OCPB Case # Z-17-113

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Village of North Syracuse Planning Board at the request of Empire Management Co. for the property located at 628 South Main Street & 5357 West Taft Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of South Main Street (U.S. Route 11), a state highway, Taft Road and South Bay Road, both county roads, and the municipal boundary between the Village of North Syracuse and the Town of Clay; and
- WHEREAS, the applicant seeking a special permit for a drive-thru as part of a project to construct a 7,800 square foot addition to an existing building for three new retail spaces, and the construction of a new 5,000 square foot restaurant with drive thru on two parcels totaling approximately 11.6 acres in a Commercial (C-2) zoning district; and
- WHEREAS, the Board is concurrently reviewing Site Plan (Z-17-112) and Area Variance (Z-17-114) referrals for the project; in 2015, the Board recommended No Position with Comment on a Site Plan and Special Permit to renovate a tenant space for Full Boar Craft Brewery in the retail plaza; and
- WHEREAS, the Layout Plan dated March 1, 2017 shows the 628 South Main Street parcel (11 acres) to contain an existing 99,680 square foot one-story L-shaped block building (Maines Plaza, multiple tenants) set behind a large asphalt parking lot, a smaller one-story block building (Solvay Bank) and parking lot along the US Route 11 frontage, and two smaller brick buildings (Allstate, Applebee's) near the corner of Route 11 and West Taft Road, with additional parking; the 0.4 acre parcel at 5357 West Taft Road contains an existing house and detached garage, both to be demolished; and
- WHEREAS, existing vehicular access for the plaza occurs via a signalized driveway on Route 11, a second driveway further north on Route 11, and via an ingress-egress easement road leading to North Syracuse Middle School property which leads to a signalized intersection at West Taft Road; any existing or proposed access onto West Taft Road must meet the requirements of the Onondaga County Department of Transportation; any existing or proposed access onto US Route 11 must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, per the New York State Department of Transportation, a signal maintenance agreement and associated annual signal maintenance fees are required for any development meeting signal warrants for the existing signalized intersection at Route 11; and .
- WHEREAS, the Plan shows an addition to the south edge of the Maines Plaza building, to include a 3,000 square foot FedEx retail storefront (50'x60'), and two

1100 Civic Center, 421 Montgomery Street, Syracuse, NY 13202 (315) 435-2611, Fax (315) 435-2439

E-mail Address: countyplanning@ongov.ne

additional 2,400 square foot retail spaces (tenants to be determined), with concrete walk around the perimeter, and parking at the front and sides of the building; no changes to traffic circulation are shown; and

WHEREAS, along the southwestern Taft Road frontage, the existing parking area for the plaza would be combined with the 0.4 acre parcel to create a site for a 5,000 square foot one-story restaurant/retail building, shown with 14 parking spaces, a drive-thru, vehicular access to the retail plaza and a right-in right-out driveway access at West Taft Road, a county owned road; and

WHEREAS, aerial photography shows existing sidewalks along both road frontages, and the layout plan shows the sidewalk to continue through the proposed driveway; no information regarding architecture, storefronts, signage or other site details were provided with the referral materials; and

WHEREAS, an area variance is being sought in the Commercial 2 zoning district for a reduction in the amount of parking provided on site, to be 589 total spaces versus the 1,058 required per code; and

WHEREAS, the site is served by public water and sewer and is located in the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service areas; per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and

WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); the project applicant is required to offset any additional sanitary flow in excess of the most recent land use; the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; a letter confirming the acceptance of the offset plan must be submitted to the Department of Water Environment Protection documenting the offset plan; and

WHEREAS, the Environmental Assessment Form indicates 1.27 acres will be disturbed, and that stormwater is to be captured on-site and discharged to the existing municipal stormwater system; minimal landscaping occurs onsite, particularly within the large parking lot; and

WHEREAS, if the proposed project cumulatively disturbs one acre or more of land, it must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity, and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the Bureau of Water Permits; the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality and the applicant must consult with the municipal engineer to ensure conformance with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the Bureau of Water Permits; if the proposed project is located within the Onondaga Lake watershed the SWPPP must include Enhanced Phosphorus Removal design criteria from the NYS Stormwater Management Design Manual; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board

recommends the following MODIFICATION(S) to the proposed action prior to local board approval of the proposed action:

1. Per the Onondaga County Department of Transportation, no new access onto West Taft Road shall be permitted, and the proposed driveway must be removed from the Site Plan prior to Town approval.
2. The New York State and Onondaga County Departments of Transportation have determined that the applicant must complete a Traffic Impact Study (TIS) for full build out to meet Departmental requirements and is required to contact the Departments to determine the scope of the study; the applicant must submit the traffic study to the Departments for approval and complete any appropriate mitigation as may be determined by the Departments.

The Board also offers the following comments:

1. Per the New York State Department of Transportation, a signal maintenance agreement and associated annual signal maintenance fees are required for any development meeting signal warrants for the existing signalized intersection at Route 11.
2. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-5402 x225 early in the planning process to determine sewer availability and capacity and with the Town on any applicable offset requirements.
3. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-2260.
4. The Town is advised to ensure appropriate access agreements are in place for any shared driveways with adjacent parcels.

The motion was made by Daniel Cupoli and seconded by Bill Fisher. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; James Corbett - yes; Daniel Cupoli - yes; Lisa Dell - yes; Marty Voss - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 29, 2017

OCPB Case # Z-17-114

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Village of North Syracuse Zoning Board of Appeals at the request of Empire Management Co. for the property located at 628 South Main Street; and

WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of South Main Street (U.S. Route 11), a state highway, Taft Road and South Bay Road, both county roads, and the municipal boundary between the Village of North Syracuse and the Town of Clay; and

WHEREAS, the applicant is seeking an area variance to reduce the number of parking spaces for an 11.6 acre site, on which the applicant is proposing to construct a 7,800 square foot addition to an existing building for three new retail spaces, and the construction of a new 5,000 square foot restaurant with drive thru, in a Commercial (C-2) zoning district; and

WHEREAS, the Board is concurrently reviewing Site Plan (Z-17-112) and Special Permit (Z-17-113) referrals for the project; in 2015, the Board recommended No Position with Comment on a Site Plan and Special Permit to renovate a tenant space for Full Boar Craft Brewery in the retail plaza; and

WHEREAS, the Layout Plan dated March 1, 2017 shows the 628 South Main Street parcel (11 acres) to contain an existing 99,680 square foot one-story L-shaped block building (Maines Plaza, multiple tenants) set behind a large asphalt parking lot, a smaller one-story block building (Solvay Bank) and parking lot along the US Route 11 frontage, and two smaller brick buildings (Allstate, Applebee's) near the corner of Route 11 and West Taft Road, with additional parking; the 0.4 acre parcel at 5357 West Taft Road contains an existing house and detached garage, both to be demolished; and

WHEREAS, existing vehicular access for the plaza occurs via a signalized driveway on Route 11, a second driveway further north on Route 11, and via an ingress-egress easement road leading to North Syracuse Middle School property which leads to a signalized intersection at West Taft Road; any existing or proposed access onto West Taft Road must meet the requirements of the Onondaga County Department of Transportation; any existing or proposed access onto US Route 11 must meet the requirements of the New York State Department of Transportation; and

WHEREAS, per the New York State Department of Transportation, a signal maintenance agreement and associated annual signal maintenance fees are required for any development meeting signal warrants for the existing signalized intersection at Route 11; and .

WHEREAS, the Plan shows an addition to the south edge of the Maines Plaza building, to include a 3,000 square foot FedEx retail storefront (50'x60'), and two

1100 Civic Center, 421 Montgomery Street, Syracuse, NY 13202 (315) 435-2611, Fax (315) 435-2439

E-mail Address: countyplanning@ongov.ny.us

additional 2,400 square foot retail spaces (tenants to be determined), with concrete walk around the perimeter, and parking at the front and sides of the building; no changes to traffic circulation are shown; and

WHEREAS, along the southwestern Taft Road frontage, the existing parking area for the plaza would be combined with the 0.4 acre parcel to create a site for a 5,000 square foot one-story restaurant/retail building, shown with 14 parking spaces, a drive-thru, vehicular access to the retail plaza and a right-in right-out driveway access at West Taft Road, a county owned road; and

WHEREAS, aerial photography shows existing sidewalks along both road frontages, and the layout plan shows the sidewalk to continue through the proposed driveway; no information regarding architecture, storefronts, signage or other site details were provided with the referral materials; and

WHEREAS, an area variance is being sought in the Commercial 2 zoning district for a reduction in the amount of parking provided on site, to be 589 total spaces versus the 1,058 required per code; and

WHEREAS, the site is served by public water and sewer and is located in the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service areas; per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and

WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); the project applicant is required to offset any additional sanitary flow in excess of the most recent land use; the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; a letter confirming the acceptance of the offset plan must be submitted to the Department of Water Environment Protection documenting the offset plan; and

WHEREAS, the Environmental Assessment Form indicates 1.27 acres will be disturbed, and that stormwater is to be captured on-site and discharged to the existing municipal stormwater system; minimal landscaping occurs onsite, particularly within the large parking lot; and

WHEREAS, if the proposed project cumulatively disturbs one acre or more of land, it must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity, and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the Bureau of Water Permits; the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality and the applicant must consult with the municipal engineer to ensure conformance with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the Bureau of Water Permits; if the proposed project is located within the Onondaga Lake watershed the SWPPP must include Enhanced Phosphorus Removal design criteria from the NYS Stormwater Management Design Manual; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board

recommends the following MODIFICATION(S) to the proposed action prior to local board approval of the proposed action:

1. Per the Onondaga County Department of Transportation, no new access onto West Taft Road shall be permitted, and the proposed driveway must be removed from the Site Plan prior to Town approval.
2. The New York State and Onondaga County Departments of Transportation have determined that the applicant must complete a Traffic Impact Study (TIS) for full build out to meet Departmental requirements and is required to contact the Departments to determine the scope of the study; the applicant must submit the traffic study to the Departments for approval and complete any appropriate mitigation as may be determined by the Departments.

The Board also offers the following comments:

1. Per the New York State Department of Transportation, a signal maintenance agreement and associated annual signal maintenance fees are required for any development meeting signal warrants for the existing signalized intersection at Route 11.
2. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-5402 x225 early in the planning process to determine sewer availability and capacity and with the Town on any applicable offset requirements.
3. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-2260.
4. The Town is advised to ensure appropriate access agreements are in place for any shared driveways with adjacent parcels.

The motion was made by Daniel Cupoli and seconded by Bill Fisher. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; James Corbett - yes; Daniel Cupoli - yes; Lisa Dell - yes; Marty Voss - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 29, 2017

OCPB Case # Z-17-115

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a THREE-MILE LIMIT from the City of Syracuse Planning Commission at the request of Magnum Properties Company, LLC for the property located at 6834 Kirkville Road; and
- WHEREAS, the site is located within three miles of the City of Syracuse and subject to the extra-territorial jurisdiction of the City of Syracuse under the three-mile limit rule and the site is located within 500 feet of Interstate Route 481, a state highway, Kirkville Road, a county road, and the municipal boundary between the Town of Dewitt and the Village of East Syracuse; and
- WHEREAS, the applicant is proposing to combine six parcels into a new 74.26-acre parcel in a High-Tech (H-T) zoning district; and
- WHEREAS, the Board previously recommended No Position With Comment on a subdivision referral to combine five parcels into a new 64.24-acre lot in a High-Tech (H-T) zoning district; the Board previously recommended Disapproval of a site plan referral (Z-15-391) for a filling and grading project on the parcels and one additional parcel (74.26 acres total), citing a lack of approved means of wastewater management given the location outside the Onondaga County Sanitary District, and significant concerns regarding potential segmentation issues under SEQR; the Board also noted considerations regarding drainage, access, wetlands, floodplains, and endangered species, and encouraged the Town to enhance requirements for pre-construction applications; the site plan was approved by the Town over the Board's recommendation; and
- WHEREAS, the Preliminary/Final Plan dated July 7, 2016 shows proposed New Lot No. 1, which along with aerial photography shows the overall site fronts Interstate Route 481 to the west, with residential properties along Kirkville Road to the north, and vacant land to the east and south containing Butternut Creek, including two parcels to the south owned by the Central New York Land Trust; parcels to the east are zoned High-Tech, including a parcel owned by the Town at the corner of Kirkville Road and Girden Road, a local road along the boundary with the Town of Manlius; and
- WHEREAS, aerial photography further shows CSX railroad lines south of the CNY Land Trust parcels; per recent community discussion, portions of this site have been noted as a potential location for a road which could serve a proposed nearby inland port facility; no further information regarding the purpose of the subdivision was provided; and
- WHEREAS, per the prior referral, the proposed fill and grade project impacts approximately 37 acres of land on the site, avoiding numerous state and federal wetlands on site but impacting extensive floodplain areas and including the removal of nearly 27 acres of vegetation and forest; the referral further noted that stormwater runoff from the site is tributary to wetlands and

Butternut Creek, generally located along the east and south sides of the site; and

WHEREAS, in the prior referral, the New York State Department of Transportation required the depiction of all highway boundaries with/without access and drainage easements on site, and the Onondaga County Department of Transportation required traffic data and coordination regarding construction access to Kirkville Road, and both Departments required a copies of the SWPPP; and

WHEREAS, the plan shows an area of New York State appropriation along Kirkville Road just east of I-481, presumably to mark the portion of Kirkville Road without access; the fill and grade site plan showed two proposed driveways on Kirkville Road forming a large loop through the site; the subdivision plan does not reflect any existing or proposed access to Kirkville Road, which must meet the requirements of the Onondaga County Department of Transportation; and

WHEREAS, the plan shows a permanent state drainage easement crossing the southern end of the proposed lot toward I-481, and a permanent county water easement running north/south through the lot, which is a Metropolitan Water Board easement, per the prior referral; and

WHEREAS, per prior referrals, some sewer infrastructure had been previously installed on site, however no evidence has been provided to date that the site is located within the Onondaga County Sanitary District; the Onondaga County Department of Water Environment Protection advises that property being served by sewer connecting to the county's wastewater treatment plant must be located within the Sanitary District and assessed a sewer unit charge; addition of land to the Sanitary District must be approved by the Onondaga County Legislature and is subject to justification of need and SEQR process; and

WHEREAS, per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality; such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has determined that said referral will have no significant adverse inter-community or county-wide implications. The Board has offered the following COMMENT(S) in regards to the above referral:

The following comments were shared with the Town and applicant as part of the Board's August 2016 review of the proposed subdivision, regarding any future development of this site:

1. Per the Onondaga County Department of Water Environment Protection, unless the Town can provide proof that a prior agreement was put in place for acceptance of wastewater flow to county facilities from this site, a Sanitary District extension review/approval process will need to occur in order to ultimately accept flow from development on this project.

2. The New York State Department of Environmental Conservation (NYSDEC)

strongly advises that the Town conduct an environmental review for full buildout of this site at the initial stage of the project, in order to avoid potential segmentation issues under SEQRA. The NYSDEC advises that if later phases are uncertain as to design or timing, their likely environmental significance can still be examined as part of the whole action by considering the potential impacts of total build-out (for example, based on sketch plans or existing zoning). The New York State and Onondaga County Departments of Transportation must be included as involved agencies in the SEQRA process.

3. The Town and applicant must continue to coordinate with the New York State and Onondaga County Departments of Transportation regarding access, traffic data, drainage studies, permits, and any mitigation as many be determined by the Departments.

4. The applicant is urged to resubmit its wetland permit application to the NYSDEC if changes have or will be made to the full build site plan from what was submitted in 2013.

5. As development proceeds, the Syracuse-Onondaga County Planning Agency offers to convene a coordinated review meeting upon the request of the Town.

The motion was made by Daniel Cupoli and seconded by Lisa Dell. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; James Corbett - yes; Daniel Cupoli - yes; Lisa Dell - yes; Marty Voss - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 29, 2017

OCPB Case # Z-17-116

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of DeWitt Zoning Board of Appeals at the request of JPW Structural for the property located at 6376 Thompson Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Thompson Road, a state highway; and
- WHEREAS, the applicant is requesting five area variances for a project to expand an existing non-conforming building (JPW Structural Facility) on a 6.43-acre parcel in an Industrial zoning district; and
- WHEREAS, in July 2016, the Board recommended No Position With Comment on a site plan referral (Z-16-255) for the 11,460 square foot addition; and
- WHEREAS, per the project description, the JPW Structural Contracting fabrication facility includes two existing buildings, employee parking and a secure fenced work yard; the main building (76,000 sf) contains offices and the main fabrication warehouse, and a secondary fabrication shop (10,200 sf) is located at the rear of the property; a small retail plaza on a separate parcel also occurs between the main building and Thompson Road; and
- WHEREAS, per the narrative, the proposed building addition will house two paint bays to finish large scale structural and specialty metal fabrications; paint bay air flow system exhaust stacks are included in the building addition; other site improvements included with the addition are new pavement areas, storm drainage inlets, drainage piping and a bio-retention planter, granite curbing, restriping of pavement, and new seeded lawn area; and
- WHEREAS, the Site Plan dated February 10, 2017 shows the proposed building addition extending east from the northeast corner of the existing building, not visible from the roadway; and
- WHEREAS, area variances being requested for the expansion include a 97% lot coverage (includes parking, no change from existing condition) where a maximum 80% is allowed, and a 22' side yard setback, representing a 7' additional variance from existing condition for the exhaust stacks (56' is required), and a 32' side yard setback is requested where 39' is required; and
- WHEREAS, an area variance for 56% of parking to be placed in reserve is requested, versus the maximum 25% allowed, and to eliminate drive aisles where 24 feet is the required minimum width is required; the applicant states that tandem parking works well for the site and additional spaces are not needed; and
- WHEREAS, the plan shows the site with frontage on Thompson Road to the west and Carrier Parkway, a private road, to the north; one driveway on Carrier Parkway is shown, and three driveways are shown on Thompson Road, two of which are located on ingress/egress easements; any existing or proposed

access to Thompson Road must meet the requirements of the New York State Department of Transportation; and

WHEREAS, the plan further shows several easements along the Carrier Parkway frontage, including electric service easements, a 24' wide construction easement (town), and a 12' wide sanitary sewer easement (town); and

WHEREAS, the Environmental Assessment Form notes 0.85 acres will be physically disturbed by the project; stormwater planters are shown along the new addition, and a grading plan was included with the referral; and

WHEREAS, the site is served by public water and sewers and is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service areas; and

WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and

WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); unless it can be demonstrated that anticipated flows will not exceed previous flows, the project applicant is required to offset any additional sanitary flow in excess of the most recent land use; the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; a letter confirming the acceptance of the offset plan must be submitted to the Department of Water Environment Protection documenting the offset plan; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has determined that said referral will have no significant adverse inter-community or county-wide implications and may consequently be acted on solely by the referring board.

The motion was made by Marty Voss and seconded by Bill Fisher. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; James Corbett - yes; Daniel Cupoli - yes; Lisa Dell - yes; Marty Voss - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 29, 2017

OCPB Case # Z-17-117

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of DeWitt Planning Board at the request of Bank of New York - Mellon for the property located at 111 & 151 Sanders Creek Parkway; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Route 298, a state highway; and
- WHEREAS, the applicant is proposing a 77-car parking lot expansion with a bioretention area and site lighting on a 19.71-acre parcel in an Industrial zoning district; and
- WHEREAS, the Board is concurrently reviewing a Subdivision referral (S-17-27) for the proposed project; and
- WHEREAS, the site currently contains a two-story Bank of America office building, associated large parking area and stormwater retention on tax parcel 027.-02-20.0 (13.85 acres); the site would be combined with the neighboring tax parcel 027.-02-21.0 (6.113 acres), which is currently vacant wooded area, with some stormwater detention ponds and street trees along its frontage onto Sanders Creek Parkway, a local road serving the commercial/industrial area; and
- WHEREAS, the Site Plan dated February 13, 2017 shows a new parking area would be added at the southeast corner of the existing parking area, adding 77 spaces, for a total of 705 parking spaces on the combined site; town code requires 620 spaces; and
- WHEREAS, the new parking area would encroach into the vegetated area of the adjacent parcel (to be combined with the larger site); the site plan shows the remainder of the vegetated area on the 6-acre parcel would remain just beyond the parking expansion area; a small portion of Sanders Creek, with associated federal wetlands indicated per GIS mapping, cuts across the northern edge of the larger parcel, away from the current project area; and
- WHEREAS, the new parking area would include lighting and curbed islands with 1-2 trees each, and a new bioretention area with underdrain would also be installed between the existing and new parking areas; and
- WHEREAS, the site is served by public water and sewer and is located in the Metropolitan Wastewater Treatment Plant service area; and
- WHEREAS, if the proposed project cumulatively disturbs one acre or more of land, it must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity, and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the Bureau of Water Permits; the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4)

municipality and the applicant must consult with the municipal engineer to ensure conformance with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the Bureau of Water Permits; if the proposed project is located within the Onondaga Lake watershed the SWPPP must include Enhanced Phosphorus Removal design criteria from the NYS Stormwater Management Design Manual; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has determined that said referral will have no significant adverse inter-community or county-wide implications and may consequently be acted on solely by the referring board.

The motion was made by Marty Voss and seconded by Bill Fisher. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; James Corbett - yes; Daniel Cupoli - yes; Lisa Dell - yes; Marty Voss - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 29, 2017

OCPB Case # Z-17-72

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a USE VARIANCE from the Town of Geddes Zoning Board of Appeals at the request of Fast Trac Markets for the property located at 3201 West Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of West Genesee Street (Route 5), a state highway, and the NYS Route 5 onramp; and
- WHEREAS, the applicant is requesting a use variance to demolish an existing service/gas station and replace it with a 5,800 square foot Fastrac convenience store with 6 fuel pumps on a 1.15-acre parcel in a Residential (RA) zoning district; and
- WHEREAS, the Board is concurrently reviewing a related referral (Z-17-73) for a number of area variances for the proposed project, as well as a use variance referral to operate a gas station and convenience store on an adjacent parcel across South Terry Street (Z-17-99); and
- WHEREAS, in 2016, the Board recommended Modification of Site Plan and Special Permit referrals (Z-16-196 and Z-16-205) and Use Variances in 2014 and 2015 (Z-14-39 and Z-15-414) to convert a neighboring property from auto repair/gas station to a grocery store/gas station, with requirements for access and traffic and comments on compatibility with neighboring properties; in 2015, the Board recommended Modification of a proposed local law to create a Professional and Office Overlay zoning district to permit increased commercial use of structures on West Genesee Street, with standards for preservation of the residential character, with the Board recommending several modifications to proposed standards, consultation with New York State Department of Transportation; the Town approved the proposed law, which was subsequently legally challenged by area residents and rescinded; and
- WHEREAS, the property is located at the corner of West Genesee Street, a state owned road, and South Terry Street, a local street, and is located one block from an interstate highway ramp; properties along West Genesee Street are primarily residential in this section, with the exception of this and another existing gas station/convenience store across the street, and a limited number of other scattered existing non-conforming commercial uses; the property abuts vacant and residential land and South Terry street is predominantly single-family residential; and
- WHEREAS, the 1.15-acre parcel contains an existing Carr's Automotive non-conforming vehicle service station, (approximately 1,400 square feet) with four gas pumps in front of the building, and undelineated parking to the front, sides and rear; an undeveloped portion of the site contains grassed area and trees, and a row of evergreen trees largely lines the rear of the parcel; and
- WHEREAS, the project is described to involve demolition of the existing structure and

1100 Civic Center, 421 Montgomery Street, Syracuse, NY 13202 (315) 435-2611, Fax (315) 435-2439

E-mail Address: countyplanning@ongov.ne

construction of a 5,800 square foot single-story convenience store with a rear drive-thru, six fuel pumps, and underground fuel storage tanks; per the variance applications, the applicant justifies the use variance on the grounds that there is an “existing gasoline station on the property, and a newer, cleaner building/fuel facilities will be an improvement to the character of the site”, and that the gas pumps are necessary for their business model; and

WHEREAS, the Layout and Landscaping Plan dated February 15, 2017 shows a 5,800 square foot building set back approximately 50 feet from West Genesee Street, with 26 parking spaces in front of the building and a drive-thru lane and window around the rear of the building; a fuel canopy is shown to the east of the building, set back approximately 20 feet from West Genesee Street and South Terry Road; underground fuel storage is shown just south of the fuel canopy and an enclosed dumpster pad is shown at the southwest corner of the site along Terry Road; several area variances are requested for the proposed layout, including a reduction in the front and setback of an accessory structure (fuel island canopy) from 40’ to 21’, a reduction in the perimeter landscaped buffer area from 10’ to 0’, 38 parking spaces where 59 are required, and parking in the front yard which is not allowed in the Residential A district; and

WHEREAS, signage area variances are also proposed, including one wall sign, one canopy sign and one freestanding sign where one 20 square foot sign is allowed per frontage, with the size of each of the three signs exceeding 20 square feet (wall sign 78 sf, canopy sign 22 sf, and freestanding sign 76 sf); the signage plan shows the proposed monument sign to be a backlit sign measuring 13 feet tall, 8 feet wide and 2 feet deep, with an additional digital message board with alternating fuel price/food display (35 sf) as part of the sign; additional significant wall signage and fuel canopy signage is also shown on the plan; and

WHEREAS, per the layout plan, a full-ingress, right-out driveway is proposed onto West Genesee Street, with a left turn lane being shown as being added within the center of West Genesee Street for traffic coming from the east; a 40-foot wide full access is shown from South Terry Road, approximately 70 feet from the signalized intersection and 30 feet from the rear parcel line; any existing or proposed access onto West Genesee Street, or access near a state owned intersection, must meet the requirements of the New York State Department of Transportation; and

WHEREAS, existing aerial photography shows an asphalt strip along the curb line on both frontages, which provides for snow storage and pedestrian access; no pedestrian or bicycle accommodations are shown on the proposed plans; the plan shows the existing arborvitae at the rear of the parcel to remain, and limited new plantings at the West Genesee Street frontage and; a monument sign is shown at the corner, set back 2.8 feet from West Genesee Street and 19.7 feet from South Terry Street; and

WHEREAS, per the applicant, stormwater runoff will be captured onsite to provide runoff quality treatment and to provide the required runoff reduction, and stormwater runoff quantity management alternatives are likely to be achieved through the use of an underground detention chamber storage system; limited impervious surface area is shown on the proposed plans; if the proposed project cumulatively disturbs one acre or more of land, it must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity, and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent

(NOI) to the Bureau of Water Permits; the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality and the applicant must consult with the municipal engineer to ensure conformance with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the Bureau of Water Permits; if the proposed project is located within the Onondaga Lake watershed the SWPPP must include Enhanced Phosphorus Removal design criteria from the NYS Stormwater Management Design Manual; and

WHEREAS, the site is served by public water and sewer and is located in the Metropolitan Wastewater Treatment Plant and Westside Pump Station service areas; per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); the project applicant is required to offset any additional sanitary flow in excess of the most recent land use; the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; a letter confirming the acceptance of the offset plan must be submitted to the Department of Water Environment Protection documenting the offset plan; and

WHEREAS, in 2013-14, the Syracuse-Onondaga County Planning Agency staff also provided technical support at the request of the Town of Geddes to a citizen West Genesee Street Corridor Committee created by the Town to advise the Town Board on zoning matters and to assess the potential impacts of allowing limited commercial uses on the corridor; SOCPA issued a memo containing research and recommendations to the committee; the Committee also issued a Findings report which outlined two positions: 1) to maintain the RA zoning along with a road diet, speed limit reduction, reduced number of bus stops, and strict review of variance requests, or 2) to modify and apply the existing RC zoning district to the corridor, with specific standards governing use, scale, paved areas, parking, etc.; both reports note that consensus was not achieved among committee members on a preferred position; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board recommends the following MODIFICATION(S) to the proposed action prior to local board approval of the proposed action:

1. The scale of the proposed development represents a substantial increase in use and size of the building, introduction of the convenience store use and drive-thru window accommodations which may generate a much higher volume of vehicular and bike/pedestrian traffic to the site than the previous use, an increase in the number of fuel pumps, and the introduction of diesel fueling which would encourage large vehicle usage.

Given the proximity of residential uses and limited size of the site, the current plan is unworkable within the RA district, and the Town and applicant should amend the proposed plan to reduce the scale of the project to better adhere to required buffers and setback requirements, and ensure that the traffic

generation of the proposed use does not overwhelm the residential neighborhood.

2. The New York State Department of Transportation has determined that the applicant must complete a Traffic Impact Study (TIS) for full build out to meet Department requirements and is required to contact the Department to determine the scope of the study; the applicant must submit the traffic study to the Department for approval and complete any appropriate mitigation as may be determined by the Department. A state highway work permit is required for any work within the state right-of-way.

3. The New York State Department of Transportation has also determined that the applicant must complete a drainage study or Stormwater Pollution Prevention Plan (SWPPP) to meet Department requirements verifying that the proposed development would not create additional stormwater runoff into the State's drainage system and is required to first contact the Department to determine the scope of the study; the applicant must submit the drainage study to the Department for approval and complete any appropriate mitigation as may be determined by the Department.

4. The applicant must submit a lighting plan to be approved by the New York State Department of Transportation and the Town to ensure there is no glare or spillover onto adjacent properties or the State right-of-way.

The Board also offers the following comments:

1. The applicant and the municipality are encouraged to improve the compatibility of this site with the nearby traditional neighborhood as much as possible, including reducing pavement where possible, increasing traditional landscaping, and providing for pedestrian access to this and adjacent sites from neighborhoods along the corridor, including sidewalks and street trees along both road frontages. The dumpster should also be removed from the South Terry Street frontage.

2. The Board notes the existence of a longstanding stormwater drainage issues on the site and encourages the Town to require drainage plans for careful review plans for stormwater accommodation, especially if a formal Stormwater Pollution Prevention Plan is not required.

3. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.

4. The applicant is encouraged to increase the amount of landscaping on site and reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.

The motion was made by Daniel Cupoli and seconded by Bill Fisher. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; James Corbett - yes; Daniel Cupoli - yes; Lisa Dell - yes; Marty Voss - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 29, 2017

OCPB Case # Z-17-73

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Geddes Zoning Board of Appeals at the request of Fast Trac Markets for the property located at 3201 West Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of West Genesee Street (Route 5), a state highway and the New York State Route 5 onramp; and
- WHEREAS, the applicant is requesting several area variances to demolish an existing service/gas station and replace it with a 5,800 square foot convenience store with 6 fuel pumps on a 1.15-acre parcel in a Residential (R-A) zoning district; and
- WHEREAS, the Board is concurrently reviewing a use variance referral (Z-17-72) for the proposed project, as well as a use variance referral to operate a gas station and convenience store on an adjacent parcel across South Terry Street (Z-17-99); and
- WHEREAS, in 2016, the Board recommended Modification of Site Plan and Special Permit referrals (Z-16-196 and Z-16-205) and Use Variances in 2014 and 2015 (Z-14-39 and Z-15-414) to convert a neighboring property from auto repair/gas station to a grocery store/gas station, with requirements for access and traffic and comments on compatibility with neighboring properties; in 2015, the Board recommended Modification of a proposed local law to create a Professional and Office Overlay zoning district to permit increased commercial use of structures on West Genesee Street, with standards for preservation of the residential character, with the Board recommending several modifications to proposed standards, consultation with New York State Department of Transportation; the Town approved the proposed law, which was subsequently legally challenged by area residents and rescinded; and
- WHEREAS, the property is located at the corner of West Genesee Street, a state owned road, and South Terry Street, a local street, and is located one block from an interstate highway ramp; properties along West Genesee Street are primarily residential in this section, with the exception of this and another existing gas station/convenience store across the street, and a limited number of other scattered existing non-conforming commercial uses; the property abuts vacant and residential land and South Terry street is predominantly single-family residential; and
- WHEREAS, the 1.15-acre parcel contains an existing Carr's Automotive non-conforming vehicle service station, (approximately 1,400 square feet) with four gas pumps in front of the building, and undelineated parking to the front, sides and rear; an undeveloped portion of the site contains grassed area and trees, and a row of evergreen trees largely lines the rear of the parcel; and

- WHEREAS, the project is described to involve demolition of the existing structure and construction of a 5,800 square foot single-story convenience store with a rear drive-thru, six fuel pumps, and underground fuel storage tanks; per the variance applications, the applicant justifies the use variance on the grounds that there is an “existing gasoline station on the property, and a newer, cleaner building/fuel facilities will be an improvement to the character of the site”, and that the gas pumps are necessary for their business model; and
- WHEREAS, the Layout and Landscaping Plan dated February 15, 2017 shows a 5,800 square foot building set back approximately 50 feet from West Genesee Street, with 26 parking spaces in front of the building and a drive-thru lane and window around the rear of the building; a fuel canopy is shown to the east of the building, set back approximately 20 feet from West Genesee Street and South Terry Road; underground fuel storage is shown just south of the fuel canopy and an enclosed dumpster pad is shown at the southwest corner of the site along Terry Road; several area variances are requested for the proposed layout, including a reduction in the front and setback of an accessory structure (fuel island canopy) from 40’ to 21’, a reduction in the perimeter landscaped buffer area from 10’ to 0’, 38 parking spaces where 59 are required, and parking in the front yard which is not allowed in the Residential A district; and
- WHEREAS, signage area variances are also proposed, including one wall sign, one canopy sign and one freestanding sign where one 20 square foot sign is allowed per frontage, with the size of each of the three signs exceeding 20 square feet (wall sign 78 sf, canopy sign 22 sf, and freestanding sign 76 sf); the signage plan shows the proposed monument sign to be a backlit sign measuring 13 feet tall, 8 feet wide and 2 feet deep, with an additional digital message board with alternating fuel price/food display (35 sf) as part of the sign; additional significant wall signage and fuel canopy signage is also shown on the plan; per the applicant, the area variances are justified in that the proposed gas station would improve the existing conditions, the layout is Fastrac’s prototype, and there is already a gas station use on site; and
- WHEREAS, per the layout plan, a full-ingress, right-out driveway is proposed onto West Genesee Street, with a left turn lane being shown as being added within the center of West Genesee Street for traffic coming from the east; a 40-foot wide full access is shown from South Terry Road, approximately 70 feet from the signalized intersection and 30 feet from the rear parcel line; any existing or proposed access onto West Genesee Street, or access near a state owned intersection, must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, existing aerial photography shows an asphalt strip along the curb line on both frontages, which provides for snow storage and pedestrian access; no pedestrian or bicycle accommodations are shown on the proposed plans; the plan shows the existing arborvitae at the rear of the parcel to remain, and limited new plantings at the West Genesee Street frontage and; a monument sign is shown at the corner, set back 2.8 feet from West Genesee Street and 19.7 feet from South Terry Street; and
- WHEREAS, per the applicant, stormwater runoff will be captured onsite to provide runoff quality treatment and to provide the required runoff reduction, and stormwater runoff quantity management alternatives are likely to be achieved through the use of an underground detention chamber storage system; limited impervious surface area is shown on the proposed plans; if the proposed

project cumulatively disturbs one acre or more of land, it must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity, and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the Bureau of Water Permits; the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality and the applicant must consult with the municipal engineer to ensure conformance with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the Bureau of Water Permits; if the proposed project is located within the Onondaga Lake watershed the SWPPP must include Enhanced Phosphorus Removal design criteria from the NYS Stormwater Management Design Manual; and

WHEREAS, the site is served by public water and sewer and is located in the Metropolitan Wastewater Treatment Plant and Westside Pump Station service areas; per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); the project applicant is required to offset any additional sanitary flow in excess of the most recent land use; the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; a letter confirming the acceptance of the offset plan must be submitted to the Department of Water Environment Protection documenting the offset plan; and

WHEREAS, in 2013-14, the Syracuse-Onondaga County Planning Agency staff also provided technical support at the request of the Town of Geddes to a citizen West Genesee Street Corridor Committee created by the Town to advise the Town Board on zoning matters and to assess the potential impacts of allowing limited commercial uses on the corridor; SOCPA issued a memo containing research and recommendations to the committee; the Committee also issued a Findings report which outlined two positions: 1) to maintain the RA zoning along with a road diet, speed limit reduction, reduced number of bus stops, and strict review of variance requests, or 2) to modify and apply the existing RC zoning district to the corridor, with specific standards governing use, scale, paved areas, parking, etc.; both reports note that consensus was not achieved among committee members on a preferred position; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board recommends the following MODIFICATION(S) to the proposed action prior to local board approval of the proposed action:

1. The scale of the proposed development represents a substantial increase in use and size of the building, introduction of the convenience store use and drive-thru window accommodations which may generate a much higher volume of vehicular and bike/pedestrian traffic to the site than the previous use, an increase in the number of fuel pumps, and the introduction of diesel fueling which would encourage large vehicle usage.

Given the proximity of residential uses and limited size of the site, the current plan is unworkable within the RA district, and the Town and applicant should amend the proposed plan to reduce the scale of the project to better adhere to required buffers and setback requirements, and ensure that the traffic generation of the proposed use does not overwhelm the residential neighborhood.

2. The New York State Department of Transportation has determined that the applicant must complete a Traffic Impact Study (TIS) for full build out to meet Department requirements and is required to contact the Department to determine the scope of the study; the applicant must submit the traffic study to the Department for approval and complete any appropriate mitigation as may be determined by the Department. A state highway work permit is required for any work within the state right-of-way.

3. The New York State Department of Transportation has also determined that the applicant must complete a drainage study or Stormwater Pollution Prevention Plan (SWPPP) to meet Department requirements verifying that the proposed development would not create additional stormwater runoff into the State's drainage system and is required to first contact the Department to determine the scope of the study; the applicant must submit the drainage study to the Department for approval and complete any appropriate mitigation as may be determined by the Department.

4. The applicant must submit a lighting plan to be approved by the New York State Department of Transportation and the Town to ensure there is no glare or spillover onto adjacent properties or the State right-of-way.

The Board also offers the following comments:

1. The applicant and the municipality are encouraged to improve the compatibility of this site with the nearby traditional neighborhood as much as possible, including reducing pavement where possible, increasing traditional landscaping, and providing for pedestrian access to this and adjacent sites from neighborhoods along the corridor, including sidewalks and street trees along both road frontages. The dumpster should also be removed from the South Terry Street frontage.

2. The Board notes the existence of a longstanding stormwater drainage issues on the site and encourages the Town to require drainage plans for careful review plans for stormwater accommodation, especially if a formal Stormwater Pollution Prevention Plan is not required.

3. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.

4. The applicant is encouraged to increase the amount of landscaping on site and reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-

6820.

The motion was made by Daniel Cupoli and seconded by Bill Fisher. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; James Corbett - yes; Daniel Cupoli - yes; Lisa Dell - yes; Marty Voss - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 29, 2017

OCPB Case # Z-17-93

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the City of Syracuse Planning Commission at the request of Breckenridge Group Syracuse NY for the property located at 331 East Brighton Avenue; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Interstate Route 81, a state highway; and
- WHEREAS, the applicant is proposing to install a 4-sided ground sign totaling 83.85 square feet and a wall sign at 9 square feet on a 6.063-acre parcel in a Residential Class C (RC) / Industrial Class A (IA) zoning district; and
- WHEREAS, in January 2017, the Board recommended No Position on a site plan referral (Z-17-36) to install a ground sign on the site; the Board previously recommended No Position With Comment on four referrals in 2015 (Z-15-71, 72, 73 and S-15-24) related to the proposed construction of a student housing apartment complex totaling 168 units with a clubhouse and office on three proposed lots totaling 16.67 acres in Residential Class B-1 (RB-1), Residential Class C (RC), and Industrial Class A (IA) zoning districts; the Board cited traffic, multi-modal access and wastewater recommendations; and
- WHEREAS, the proposed signage is related to the construction of a 168-unit student apartment complex on 16.67 acres at the corner of East Brighton Avenue and Thurber Street; and
- WHEREAS, the current proposal is to construct a pedestal sign along the frontage of the site, just behind the right-of-way along East Brighton Avenue, a city street; the sign is to be located within a grass area in front of Building #1, per a submitted plan dated February 3, 2017; and
- WHEREAS, signage details show the pedestal sign to consist of a stone veneer base measuring 41 inches wide by 28 inches tall and 41 inches deep, with base-mounted column signage in a variety of materials measuring 35 inches wide by 115 inches tall and 35 inches deep; and
- WHEREAS, the current proposal is to also provide a building sign, including building ID and unit spread information, on the west side of Building #1, facing East Brighton Avenue, per a submitted plan dated January 30, 2017; and
- WHEREAS, signage details show the building sign to consist of a 1-inch aluminum backer measuring 36 inches wide by 36 inches tall, with vinyl block and text; the sign is to be clip-mounted to the exterior wall of Building #1; and
- WHEREAS, the complete referral application includes proposed signage consisting of clubhouse and leasing center signs, directional signs, building signs, parking signs, and various interior and exterior information signs; a special permit is only required for the abovementioned ground and wall signs; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has determined that said referral will have no significant adverse inter-community or county-wide implications and may consequently be acted on solely by the referring board.

The motion was made by Marty Voss and seconded by Bill Fisher. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; James Corbett - yes; Daniel Cupoli - yes; Lisa Dell - yes; Marty Voss - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 29, 2017

OCPB Case # Z-17-94

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a OTHER AUTHORIZATION from the City of Syracuse Board of Zoning Appeals at the request of Verizon Wireless for the property located at 1654 West Onondaga Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review authorizations which a referring body may issue under the provisions of any zoning ordinance or local law the site is located within 500 feet of Harbor Brook, an existing county-owned stream; and
- WHEREAS, the applicant is proposing removal, replacement and installation of new wireless telecommunications antennas, together with other appurtenant site improvements on a 3.75-acre parcel in a Residential Class B (RB) zoning district; and
- WHEREAS, the Board previously recommended No Position on a site plan referral (Z-13-9) in 2013 to replace six existing cellular antennas with six new antennas and add six coax cables to the cable tray inside the building on 3.15 acres in Residential Class A and B zoning districts; and
- WHEREAS, the current proposal is to upgrade or replace existing telecommunications antenna arrays on an existing wireless communications facility; and
- WHEREAS, the site has frontage on West Onondaga Street and Loehr Avenue, both local streets, and includes a 112-foot tall five-story residential building; existing telecommunications antenna arrays are mounted on the north, east, and west walls of the existing building; and
- WHEREAS, details of the existing and proposed plans show the removal of (6) 850 antennas, (3) PCS antennas, (3) 700 antennas, and (12) runs of coax cables and the installation of (3) 700 antennas, (3) 850 antennas, (3) AWS antennas, (3) AWS RRH units, (3) 700 RRH units, (3) 6-circuit OVP boxes, and (3) runs of hybrid cables on the rooftop, per the submitted site plans dated December 21, 2016; and
- WHEREAS, per submitted site plans, (1) 850 antenna, (1) AWS antenna, (1) 700 antenna, (3) OVP boxes, (2) 700 RRH units, and (2) AWS RRH units shall be installed on the exterior North, East, and West walls in approximately the same location as the existing equipment that it replaces; new equipment shall be comparable in size minimizing changes in appearance to the existing building; additional proposed installations shall occur inside the building, on the interior walls or existing ceiling joists; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board

has determined that said referral will have no significant adverse inter-community or county-wide implications and may consequently be acted on solely by the referring board.

The motion was made by Marty Voss and seconded by Bill Fisher. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; James Corbett - yes; Daniel Cupoli - yes; Lisa Dell - yes; Marty Voss - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 29, 2017

OCPB Case # Z-17-95

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PROJECT SITE REVIEW from the City of Syracuse Planning Commission at the request of 728 EGSU, LLC for the property located at 728 East Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Route 81, a state highway, and Hutchings Psychiatric Hospital, a state owned facility; and
- WHEREAS, the applicant is proposing to restore an existing historic church building for retail uses, demolish an adjacent building and construct an 11-story, 191-unit apartment building on a 1.0-acre parcel in a Business A (BA) zoning district; and
- WHEREAS, the Board is concurrently reviewing Area Variance (Z-17-103) and Subdivision (S-17-25) referrals for the project; and
- WHEREAS, the site is located within the University area of the City of Syracuse, with frontage on East Genesee Street and Cedar Street, and facing Forman Park; East Genesee Street in this area is part of the Connective Corridor multi-use, branded corridor connecting the university and downtown districts; the site is less than one block from the elevated Interstate Route 81 corridor which will likely be removed or redesigned in the near future; the 0.98 acre parcel contains an existing vacant National Register eligible church building (First Church of Scientists), and a one-story addition to the church, formerly the Syracuse Federal Credit Union, the remainder of the site contains open parking lot; and
- WHEREAS, per the subdivision referral, "an unknown number of properties" situated at 728 East Genesee Street are proposed to be combined into one new lot; the local application states "the 9 properties are currently a single combined tax parcel and were sold as a single property; the owner would like to consolidate the properties to reflect their current configuration as well as match the deed and tax parcel identification"; and
- WHEREAS, per the project description from the applicant, the credit union building would be demolished, the church would be restored and repurposed as a retail destination, and a new 11-story apartment building would be constructed in an L-shaped configuration around the church on the remaining parcel footprint; the ground floor of the apartment building would contain 44 parking and utility spaces and approximately 1,600 square feet of retail facing East Genesee Street; the 191 apartments would be market rate units configured as studio, one- and two-bedroom units; and
- WHEREAS, per a letter from the applicant to the City of Syracuse Zoning Office, the applicant is requesting an area variance that would allow the project to

1100 Civic Center, 421 Montgomery Street, Syracuse, NY 13202 (315) 435-2611, Fax (315) 435-2439

E-mail Address: countyplanning@ongov.ne

comply with the requirements of enumerated uses (retail) of the site, versus the more limiting side and front yard setback requirements for uses permitted as additional uses (residential); the applicant is also seeking waivers for density in the BA district, allowing 191 units versus the maximum 44 allowed, and 42 parking spaces where 245 would be required; and

WHEREAS, the City of Syracuse Land Use Plan has designated this site to be within an Urban Core Character Area, which is to be the most 'urban' feeling, built-up, with mixed-use, be a center of activity, buildings at the sidewalk, parking behind buildings and few one-story or detached buildings; recommendations for the University Hill neighborhood and Connective Corridor reinforce this vision; new draft zoning being proposed by the City's ReZone Syracuse project shows the site to be MX-4 zoning, an urban mixed use district; and

WHEREAS, the Site Plan dated February 8, 2017 shows the church building to remain, and the proposed L-shaped building to cover most of the remaining lands; decorative pedestrian pathways and extensive landscaping is shown between the buildings and along the West Genesee Street frontage; concept rendering show the building to have 8 stories in certain locations, with possible rooftop amenities; and

WHEREAS, the elevation drawings show a single garage entrance to the first floor enclosed parking to occur from Cedar Street; concept renderings also indicate a possible vehicle/bus pull-off along West Genesee Street in front of the church building; on-street parking is prevalent in the area; limited public garage parking facilities currently existing in the area; an adjacent open parking lot is shown to be owned by New York State, and presumably used exclusively by the Hutchings facilities; and

WHEREAS, per the elevation drawings, exterior materials will consist of brick, clear anodized aluminum and glass storefronts, painted metal canopy, fiber cement panels and accent panels; colors appear to be gray, brown and red; along the first story, floor to ceiling painted metal ventilation louvred panels cover much of the building face; per the applicant, project signage has not been determined at this time as the retail spaces do not yet have tenants, but will be brought forward when applicable; and

WHEREAS, the site is served by public water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and

WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); the project applicant is required to offset any additional sanitary flow in excess of the most recent land use; the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; a letter confirming the acceptance of the offset plan must be submitted to the Department of Water Environment Protection documenting the offset plan; and

WHEREAS, the Environmental Assessment Form indicates stormwater will be discharged to municipal storm sewer infrastructure and some green infrastructure will be

incorporated into site landscaping; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board recommends the following MODIFICATION(S) to the proposed action prior to local board approval of the proposed action:

Given the proximity to Almond Street, the New York State Department of Transportation has determined that the applicant must complete a Traffic Impact Study (TIS) for full build out to meet Department requirements and is required to contact the Department to determine the scope of the study; the applicant must submit the traffic study to the Department for approval and complete any appropriate mitigation as may be determined by the Department.

The Board also offers the following comments:

1. Given the extent and potential transportation related impacts of development being proposed by this and other similar projects, the City, developers, universities, hospitals and other University Hill employers should continue to actively explore and implement adequate Transportation Demand Management strategies for the University Hill district and surrounding areas, as a necessary complement to parking waivers and large scale development in this important area.
2. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-5402 x225 early in the planning process to determine sewer availability and capacity.
3. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-2260.

The motion was made by Daniel Cupoli and seconded by Bill Fisher. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; James Corbett - yes; Daniel Cupoli - yes; Lisa Dell - yes; Marty Voss - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 29, 2017

OCPB Case # Z-17-96

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Clay Town Board at the request of Rerob, LLC for the property located at Southwest Corner of New York State Route 31 & Lawton Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is located within 500 feet of New York State Route 31 and the municipal boundary between the Town of Clay and the Town of Cicero; and
- WHEREAS, the applicant is proposing a zone change on 3.70 acres of a 9.57-acre parcel from Highway Commercial (HC-1) to Limited Used for Gasoline Services (LuC-1) in order to build an ExpressMart gasoline service station, convenience store and car wash; and
- WHEREAS, the site is located at the corner of Route 31 and Lawton Road at the Town of Clay and Cicero boundary; surrounding land uses are primarily residential subdivisions, Tocco Villagio Planned Community, Lucille Manor apartments, U.S. Post Office, and various roadside commercial; a portion of the site is currently used for stormwater drainage for the Lawton Valley neighborhood; and
- WHEREAS, per Town of Clay zoning ordinances, Limited Used for Gasoline Services (LuC-1) is intended to augment commercial districts and allow for the inclusion of motor vehicle and gasoline service facilities to serve the surrounding area; the site is also in a highway overlay district (Type A) which requires additional standards for vehicular access points, and lot width, depth and setbacks; and
- WHEREAS, the Environmental Assessment Form states that the project includes the construction of three structures and 48 parking spaces; the largest proposed structure will be 30 feet in height and 50 feet wide by 140 feet long, totaling 7,000 square feet; and
- WHEREAS, the Concept Plan dated February 6, 2017 shows the site will have a convenience store (ExpressMart), to include an additional tenant space and rear tenant drive-thru lane; a fuel dispensing canopy with 12 fuel pumps, served by underground gasoline storage and containment tanks, and a car wash; and
- WHEREAS, the Concept Plan shows that the site has frontage on Route 31 and Lawton Road; per the EAF, new full driveway access is proposed to the site at Lawton Road and an existing curb cut will be used to provide full access at Route 31; any existing or proposed access on Route 31 must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the Conveyance Plan dated November 29, 2010 shows approximate bounds of Crabtree Lane abandonment and Lawton Road reconstruction, and areas

labeled as temporary drainage easement acquisition to be permanently defined upon future development of commercial area; and

WHEREAS, the EAF states that the lot, totaling 9.6 acres, will be subdivided into two lots, 2.0 and 7.6 acres in size; two proposed driveway connects will join the two lots, per the Concept Plan; the requested zone change is for 3.7 acres of the 7.6-acre lot; the additional 3.9 acres will remain R-7.5 as an existing stormwater management basin; the proposed 2.0 acre lot would remain zoned as Highway Commercial (HC-1); and

WHEREAS, the EAF states that 3.5 acres will be disturbed; the project will create 1.7 acres of impervious area and will have sheet flow and piped outfalls; the EAF states that runoff from the site will be directed to new on-site green infrastructure and then to the existing adjacent stormwater pond; the submitted Concept Plan does not indicate the nature of green infrastructure accommodations; and

WHEREAS, per the EAF, the project will connect to public water and sewer; the site is located in the Onondaga County Water Authority service area and the Onondaga County Sanitary District and will be served by the Oak Orchard Sewage Treatment Plant; a 400-foot extension of the existing sewer is required to serve to the proposed building; and

WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and

WHEREAS, the EAF states that lighting at the site will include pole mounted light figures, building mounted light figures, and fuel island canopy light; a lighting plan will be prepared as part of the Site Plan process; and

WHEREAS, if the proposed project cumulatively disturbs one acre or more of land, it must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity, and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the Bureau of Water Permits; the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality and the applicant must consult with the municipal engineer to ensure conformance with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the Bureau of Water Permits; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has determined that said referral will have no significant adverse inter-community or county-wide implications. The Board has offered the following COMMENT(S) in regards to the above referral:

The Board continues to encourage the Town to limit the spread of strip retail development into lower-density areas along New York State Route 31.

Should the Town approve the zone change, the Board offers the following for the next stage of development:

1. As the stormwater management area on the remaining acreage primarily serves the large subdivision to the west, the Town, landowner, and applicant

are advised to identify the most appropriate entity for long-term ownership and maintenance of the detention pond, such as the Lawton Valley Homeowners Association or Town of Clay, and accordingly the property be further subdivided to reflect proposed arrangements.

2. The New York State Department of Transportation has determined that the applicant must complete a Traffic Impact Study (TIS) for full build out to meet Departmental requirements and is required to contact the Department to determine the scope of the study; the applicant must submit the traffic study to the Department for approval and complete any appropriate mitigation as may be determined by the Department.

3. Per New York State Department of Transportation, any future access for the 2.0-acre parcel to be created must occur from a shared access at the proposed gas station site. No additional access to Route 31 will be permitted.

4. The Board further encourages the site plan be revised to allow for two way traffic to the 2-acre site along the southern parcel line, rather than circuitously through the gas station, and possibly providing vehicular conflict points with the proposed Route 31 access.

5. The applicant is also encouraged to consider options to align the proposed driveway access at Lawton Road with Crabtree Lane.

6. The municipality or applicant must submit copies of the Storm Water Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the New York State Department of Transportation early in the planning process for approval and complete any appropriate mitigation as may be determined by the Department.

7. The municipality is encouraged to give notice of the public hearing on the proposed action to all adjacent municipalities and/or any municipalities that may be impacted by the proposed project.

8. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-5402 x225 early in the planning process to determine sewer availability and capacity, and any applicable offset requirements.

9. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-2260.

10. The applicant must submit a lighting plan to be approved by the New York State Department of Transportation and the Town to ensure there is no glare or spillover onto adjacent properties or the State right-of-way.

The motion was made by Daniel Cupoli and seconded by Lisa Dell. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; James Corbett - yes; Daniel Cupoli - yes; Lisa Dell - yes; Marty Voss - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 29, 2017

OCPB Case # Z-17-97

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a THREE-MILE LIMIT from the City of Syracuse Planning Commission at the request of Moyers Corners Fire Station #3 for the property located at 7200 Henry Clay Boulevard; and
- WHEREAS, the site is located within three miles of the City of Syracuse and subject to the extra-territorial jurisdiction of the City of Syracuse under the three-mile limit rule and the site is located within 500 feet of Henry Clay Boulevard, Bear Road and West Taft Road, all county roads; and
- WHEREAS, the applicant is proposing to realign two properties into two new parcels Lot 1 (4.956 acres) and Lot 2 (3.986 acres) in a Residential (Government zoned RA-100) zoning district; and
- WHEREAS, the site is located in a heavily traveled suburban location near the intersection of Henry Clay Boulevard and West Taft Road in the Town of Clay; surrounding land uses are a mix of industrial, commercial, and residential, including Lockheed Martin, Tactair Fluid Controls, Speedway gas station, Honda City, and Charter Oaks and Clayton Manor apartments; and
- WHEREAS, in January 2017, the Board reviewed site plan and area variance referrals (Z-17-17 and Z-17-18) for the 3.986-acre parcel; the Board recommended Modifications on the site plan proposing two building additions, pavement expansion and renovations, sidewalk improvements, utility upgrades, stormwater management facilities and landscaping, and cited right-of-way, traffic, and stormwater mitigation modifications; and the Board cited No Position with Comments on the area variance for a reduction of the highway arterial setback from the required 140 feet to 117 feet; and
- WHEREAS, the submitted Subdivision Plat dated October 18, 2016 shows tax parcels 106.-04.07.1 (7.221 acres) and 106.-04.07.2 (1.721 acres) will be realigned and subdivided into two new lots; the proposed subdivision will convey 2.265 acres of tax parcel 106.-04.07.1, currently owned by Onondaga County Water Authority and containing a water tower, to tax parcel 106.-04.07.2, currently owned by Moyers Corners Volunteer Fire Department, Inc. and containing a one story brick building (Moyers Corners Fire Station #3); and the remaining area of tax parcel 106.-04.07.1 will be Lot 1 (4.956 acres) and the conveyed land plus tax parcel 106.-04.07.2 will be Lot 2 (3.986 acres); and
- WHEREAS, per the submitted Subdivision Plat, an Onondaga County Water Authority water pipeline right-of-way bisects the eastern corner of Lot 2; and
- WHEREAS, the 2016 Capital Improvements Plan show the parcel boundary to include lands of adjacent property containing Onondaga County Water Authority water tower, expanding significantly its frontage onto West Taft Road; and the submitted plan shows the existing building which contains the Moyers Corners Fire Station, including a five-bay truck garage, and two proposed

1100 Civic Center, 421 Montgomery Street, Syracuse, NY 13202 (315) 435-2611, Fax (315) 435-2439

E-mail Address: countyplanning@ongov.ne

additions; and a 1,520 square foot building addition to the northeast corner of the building would house two bunk rooms and a 230 square foot expansion at the southwest corner would contain a dispatch area the project would require an area variance to reduce the highway arterial setback from the required 140 feet to 117 feet along Henry Clay Boulevard; the existing building already encroaches beyond the proposed expansion area within that setback area; and

WHEREAS, existing aerial photography shows a limited number of striped parking spaces on the site, with large pavement areas surrounding the building; the proposed plan shows the paved area would be expanded slightly and include additional striped parking spaces to total 67 spaces, two of which are shown to encroach beyond a designated highway parking setback of 20 feet from the right-of-way; and plans show driveway entrances at both Henry Clay Boulevard and West Taft Road, both county roads, which are proposed to be paved and delineated in the same locations as existing driveways, which must meet the requirements of the Onondaga County Department of Transportation; concrete pad paving will occur near driveway entries as part of the repaving; and

WHEREAS, the planting plan shows the installation of sidewalks and new trees and shrubs on the sides of the building and evergreen shrub plantings lawn seeding areas to the east of the building where the land currently contains trees and overgrowth; and

WHEREAS, a LED monument sign is shown within the roadside planting island along Henry Clay Boulevard, outside the right-of-way; signage details were not provided with the referral; a lighting plan was submitted with referral materials; and

WHEREAS, a "siltation sock concrete wash" area is shown within a rear parking area near the dumpster enclosure; the grading and utility plan shows a presumed stormwater detention area to the northeast of the building; the EAF notes stormwater will drain to a new stormwater management facility, with a controlled discharge to an adjoining property similar to the existing condition; and

WHEREAS, if the proposed project cumulatively disturbs one acre or more of land, it must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity, and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the Bureau of Water Permits; the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality and the applicant must consult with the municipal engineer to ensure conformance with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the Bureau of Water Permits; if the proposed project is located within the Onondaga Lake watershed the SWPPP must include Enhanced Phosphorus Removal design criteria from the NYS Stormwater Management Design Manual; and

WHEREAS, the site is served by public drinking water and wastewater infrastructure, and is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service areas; per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and

WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); unless it can be demonstrated that anticipated flows will not exceed previous flows, the project applicant is required to offset any additional sanitary flow in excess of the most recent land use; the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; a letter confirming the acceptance of the offset plan must be submitted to the Department of Water Environment Protection documenting the offset plan; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has determined that said referral will have no significant adverse inter-community or county-wide implications and may consequently be acted on solely by the referring board.

The motion was made by Marty Voss and seconded by Bill Fisher. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; James Corbett - yes; Daniel Cupoli - yes; Lisa Dell - yes; Marty Voss - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 29, 2017

OCPB Case # Z-17-98

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Clay Planning Board at the request of North Central Assembly of God for the property located at 7463 Buckley Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Buckley Road, a county highway; and
- WHEREAS, the applicant is proposing an 8,192 square foot addition to an existing structure and associated site on a 5.71-acre parcel in a Residential (R-10) zoning district; and
- WHEREAS, the site is located on Buckley Road, a county road, between Bear Road and West Taft Road in the Town of Clay; surrounding land uses are primarily residential parcels; the referral states that the lot size is 5.71 acres with a lot line adjustment pending; tax maps indicate the tax parcel to be 4.98 acres in size; no previous site plan or subdivision referrals have been submitted; and
- WHEREAS, per the submitted Site Plan dated March 6, 2017, the proposed 8,192-square foot classroom will be added to the existing church on the site and located to the rear of the church, where it will replace some existing blacktop parking and gravel areas; a new gravel service drive and concrete sidewalks will be constructed to connect the blacktop pavement and gravel areas with the classroom addition and existing church; the submitted Floor Plan dated December 16, 2016 shows the proposed classroom addition will include (6) 300-square foot classrooms, (1) 600-square foot classroom, (1) 870-square foot general assembly room, (2) 375-square foot nursery rooms, (8) restrooms, a kitchen, a storage room, a janitor's closet, and additional closet and hallway spaces; and
- WHEREAS, the site has frontage on Buckley Road and two blacktop driveways for access onto Buckley Road, which must meet the requirements of the Onondaga County Department of Transportation; no driveway changes are proposed; per the submitted plans, the number of parking spaces will be reduced from 193 spaces (existing) to 164 (proposed) and include the addition of two handicapped accessible spaces; and
- WHEREAS, the Environmental Assessment Form states that 1.07 acres of the site will be disturbed and an additional 0.11 acres of impervious surface will be created; the submitted Grading and Erosion Plans dated March 6, 2017 show two bioretention basins will be located to the rear of the classroom addition and blacktop parking area, with roughly a 20-foot decrease in topography from the rear of the property to the road; and per the EAF, stormwater runoff will be directed to existing drainage facilities, including drainage swale and inlets, and to new stormwater management infrastructure designed based on New York State Department of Environmental Conservation-approved best

management practices; and

- WHEREAS, the site is currently served by existing municipal water and wastewater utilities; per the EAF, no change to utilities are proposed; and the site is located in the Oak Orchard Wastewater Treatment Plant service area in the Davis Road Pump Station service area; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and
- WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); the project applicant is required to offset any additional sanitary flow in excess of the most recent land use; the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; a letter confirming the acceptance of the offset plan must be submitted to the Department of Water Environment Protection documenting the offset plan; and
- WHEREAS, per the submitted plans, a pole line easement to the Niagara Mohawk Power Corporation occurs along the rear property line of the site; and
- WHEREAS, the submitted Planting Plan dated March 6, 2017 shows proposed planting for the classroom entrance to include 10 deciduous and evergreen trees (White Fir, Autumn Brilliance Serviceberry, and Red Sunset Red Maple), 27 deciduous and evergreen shrubs (Hummingbird Dwarf Clethra, Annabelle Hydrangea, Shamrock Compact Inkberry, and Cayuga Korean Spice Viburnum), and 25 perennials and grasses (Purple Coneflower, Walkers Low Catmint, and Goldstrum Eastern Coneflower); and proposed planting for the bioretention basins to include 78 perennials and grasses (Goldtau Tufted Hairgrass, 'Little Joe' Joe Pye Weed, Purple Coneflower, Blue Flag Iris, Common Rush, Blazing Star, Great Blue Lobelia, Shenandoah Switch Grass, and Black Eyed Susan); and
- WHEREAS, per the EAF, existing outdoor lighting on the site includes 3-foot high bollard-style walkway lighting and 25-foot high parking lot lighting; proposed outdoor lighting will include wall-mounted light fixtures at the building entrances and the relocation of one parking lot light pole and one sidewalk bollard light fixture; no additional lighting plans were submitted; and
- WHEREAS, if the proposed project cumulatively disturbs one acre or more of land, it must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity, and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the Bureau of Water Permits; the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality and the applicant must consult with the municipal engineer to ensure conformance with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the Bureau of Water Permits; and
- WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates the project site or a portion of it is located in or adjacent to an area designated as sensitive for

archaeological sites on the New York State Historic Preservation Office archeological site registry; the municipality is advised to contact the New York State Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the SEQR process; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board recommends the following MODIFICATION(S) to the proposed action prior to local board approval of the proposed action:

1. The Onondaga County Department of Transportation has determined that the applicant is required to complete a traffic study, including a gap analysis at AM/PM peak hours, for full build-out relating to the proposed action to meet Department requirements and is required to first contact the Department to determine the scope of the study. The traffic study must be approved, and any modifications to the Site Plan required by the Department must be received and be reflected on a revised Site Plan prior to municipal approval, and the applicant must subsequently complete any appropriate mitigation as may be determined by the Department.
2. The Onondaga County Department of Transportation has determined that the applicant must complete a drainage study or Stormwater Pollution Prevention Plan (SWPPP) to meet Department requirements verifying that the proposed development would not create additional stormwater runoff into the County's drainage system and is required to first contact the Department to determine the scope of the study; the applicant must submit the drainage study to the Department for approval and complete any appropriate mitigation as may be determined by the Department.

The Board also offers the following comments:

1. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-5402 x225 early in the planning process to determine sewer availability and capacity and any applicable offset requirements.
2. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-2260.
3. The Onondaga County Water Authority (OCWA) recommends that the municipality and/or applicant contact OCWA's Engineering Department early in the planning process to determine water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability.

The motion was made by Daniel Cupoli and seconded by Bill Fisher. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; James Corbett - yes; Daniel Cupoli - yes; Lisa Dell - yes; Marty Voss - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 29, 2017

OCPB Case # Z-17-99

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a USE VARIANCE from the Town of Geddes Zoning Board of Appeals at the request of Adnan Khawaja for the property located at 3111 West Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of West Genesee Street (New York State Route 5), a state highway; and
- WHEREAS, the applicant is requesting a use variance to operate a grocery store / gas station on a 0.81-acre parcel in a Residential A zoning district; and
- WHEREAS, the Board is concurrently reviewing use and area variance referrals (Z-17-72 and 73) to demolish an existing gas station/repair shop and construct a Fastrac gas station and convenience store on an adjacent parcel across South Terry Street; and
- WHEREAS, in 2016, the Board recommended Modification of Site Plan and Special Permit referrals (Z-16-196 and Z-16-205) and Use Variances in 2014 and 2015 (Z-14-39 and Z-15-414) to convert the site from an auto repair/gas station to a grocery store/gas station, with requirements for access and traffic and comments on compatibility with neighboring properties; in 2015, the Board recommended Modification of a proposed local law (Z-15-414) to create a Professional and Office Overlay zoning district to permit increased commercial use of structures on West Genesee Street, with standards for preservation of the residential character, with the Board recommending several modifications to proposed standards, and consultation with New York State Department of Transportation; the Town approved the proposed law, which was subsequently legally challenged by area residents and rescinded; the Town is currently contemplating updating its comprehensive plan; and
- WHEREAS, the property is located at the corner of West Genesee Street, a state owned road, and South Terry Street, a local street, and is located one block from an interstate highway ramp; properties along West Genesee Street are primarily residential in this section, with the exception of this and another existing gas station/convenience store across the street, and a limited number of other scattered existing non-conforming commercial uses; the property abuts vacant and residential land and South Terry street is predominantly single-family residential; and
- WHEREAS, the 0.81 acre parcel contains a former conforming vehicle service station, with four gas pumps in front of the building, undelineated parking, and an undeveloped portion of the site over 100 feet deep containing trees and vegetation; the vegetation also extends along the eastern parcel edge; and
- WHEREAS, the project is described as conversion of a former garage/gas station to a gas station/mini-mart; per the Environmental Assessment Form, the project would entail remodel of the existing facilities, and a letter from the applicant

1100 Civic Center, 421 Montgomery Street, Syracuse, NY 13202 (315) 435-2611, Fax (315) 435-2439

E-mail Address: countyplanning@ongov.ne

notes the gas station/convenience store would operate between 5am-12am, and employ approximately 5-7 employees; and

WHEREAS, the applicant argues the use variance on the grounds that the property has been in use as a gas station since 1929, allowable uses would require expensive demolition of the existing facility, permitted uses in a RA district would likely not be constructed due to parcel size, traffic and finance, and the neighboring site is also a gas station; and

WHEREAS, the Site Plan dated March 7, 2016 shows the existing building to remain, with new exterior finishes including vinyl siding and stone veneer, new windows along the frontage, new concrete sidewalks, including a new sidewalk to a rear building access; the interior of the space would include grocery and cooler space in place of the former vehicle repair shop; and

WHEREAS, a new planting bed would occur along the corner frontages, where a 20' tall backlit pole sign is proposed; plantings would also be installed at the front of the building; a retaining wall along South Terry Street is shown to remain; wooded areas to the east and rear of the building are shown to remain; no sidewalks along the road frontages are indicated on the plan, and sidewalks and pedestrian paths are minimal in the project area; "asphalt pad" areas may encroach within the South Terry Street right-of-way; and

WHEREAS, the 4-gas pump area will include a new pump canopy in the same location; two parking spaces are shown along the front of the building, near a new dumpster enclosure area along the east parcel boundary; 7 parking spaces are shown along the South Terry Street side of the building; and

WHEREAS, the Site Plan shows one of the two existing driveways from West Genesee Street would be removed, and the easternmost driveway would be modified to become a right-in right-out driveway; a full driveway (approximately 40' wide) from South Terry Street is shown to remain; any existing or proposed access onto West Genesee Street must meet the requirements of the New York State Department of Transportation; prior use variance referrals for the site included New York State Department of Transportation requirements that noted "for any new activity on site, the applicant must close the westernmost driveway onto West Genesee Street, and the remaining driveway must be modified to a right-in/right-out driveway only to meet New York State Department of Transportation standards"; and

WHEREAS, a letter from the applicant to the Town Zoning Board of Appeals cites a Traffic Impact Study (TIS) was prepared dated August 2016, and references an email from NYSDOT to the Traffic Engineer dated August 31, 2016 indicated the proposed project is conceptually approved; neither were included with the referral materials; and

WHEREAS, the site is served by public water and sewer and is located in the Metropolitan Wastewater Treatment Plant and Westside Pump Station service areas; per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); the project applicant is required to offset any additional

sanitary flow in excess of the most recent land use; the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; a letter confirming the acceptance of the offset plan must be submitted to the Department of Water Environment Protection documenting the offset plan; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board recommends the following MODIFICATION(S) to the proposed action prior to local board approval of the proposed action:

1. Per the New York State Department of Transportation, the applicant must close the westernmost driveway onto West Genesee Street, and the remaining driveway must be modified to a right-out only driveway only to meet New York State Department of Transportation standards. A state highway work permit is required for any work within the state right-of-way.
2. The applicant must submit a lighting plan to be approved by the New York State Department of Transportation and the Town to ensure there is no glare or spillover onto adjacent properties or the State right-of-way.

The Board also offers the following comments:

1. Every municipal review provides the opportunity to improve community appearance, and the applicant and the municipality are encouraged to improve the compatibility of this site with the nearby traditional neighborhood as much as possible, including traditional and residentially compatible architectural details for buildings and signage, reducing pavement where possible, increasing traditional landscaping and providing for pedestrian access to this and adjacent sites and neighborhoods along the corridor, including sidewalks and street trees along road frontages.
2. The applicant is encouraged to continue to retain as much vegetative buffer as practicable as part of any proposed development, in order to minimize negative effects on adjacent residential properties.
3. The applicant must submit a lighting plan to ensure there is no glare or spillover onto adjacent properties or right-of-way.
4. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
5. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.

The motion was made by Daniel Cupoli and seconded by Bill Fisher. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; James Corbett - yes; Daniel Cupoli - yes; Lisa Dell - yes; Marty Voss - yes.